



## 57 The Malt House Cairns Close, Lichfield, WS14 9TP

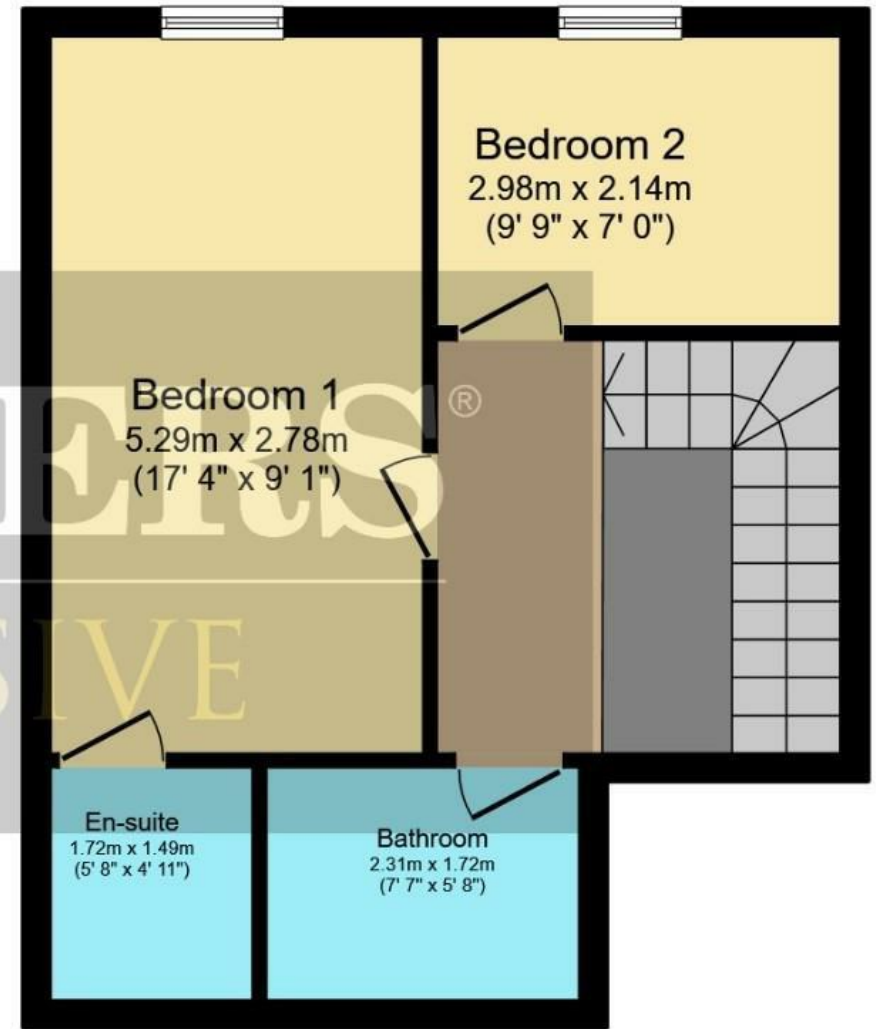
£325,000

this beautiful two bedroomed apartment is set over two floors and situated in a converted Victorian Malt House which dates back to the late 1800's. The property retains a lot of the original features and is superbly located in a secure gated development within a short distance of Lichfield's vibrant heart and broad choice of shopping and leisure facilities including the Three Spires Shopping Centre, Market Square, pubs, restaurants and the Garrick Theatre. Located ideally for commuters with access to the A38/A5 and M6 Toll roads, rail stations providing access to both Birmingham New Street and London Euston. The accommodation briefly comprises of; Communal Entrance, Entrance, Hallway, WC, Open Plan Living Room/Kitchen, Landing, Master Bedroom with En-suite, a Further Bedroom and a Family Bathroom. The property is offered with NO UPWARD CHAIN and viewing is highly recommended to appreciate the superb specification. EPC RATING - B

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**Ground Floor**



**First Floor**

Kitchen/Living Room  
7.11m x 5.85m  
(23' 4" x 19' 2")

W.C.

Hall

Bedroom 2  
2.98m x 2.14m  
(9' 9" x 7' 0")

Bedroom 1  
5.29m x 2.78m  
(17' 4" x 9' 1")

En-suite  
1.72m x 1.49m  
(5' 8" x 4' 11")

Bathroom  
2.31m x 1.72m  
(7' 7" x 5' 8")

Total floor area 77.8 sq.m. (838 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### Communal Entrance

having a security coded front entrance door leading to the communal entrance hall which provides access to the apartment via stairs and also a lift.

### Entrance

having a composite front entrance door, feature Karndean flooring, a spotlight and access to the first floor via an oak staircase

### Hallway

having feature Karndean flooring, a wall mounted intercom system, a radiator and spotlights

### WC

having feature Karndean flooring, a close-coupled WC, a wall mounted hand wash basin, heated towel radiator, a steel beam and ceiling spotlights.

### Open Plan Living Room/Kitchen

Living Room - Benefitting from feature Karndean flooring, two double glazed UPVC windows to the side aspect, exposed brick work, steel beams, a radiator, a cupboard housing the combi boiler and ceiling spotlights.

Kitchen - fitted with a range of matching wall and base units with Granite work surfaces and an inset stainless steel sink and a half with drainer. Integrated appliances include a double oven, 4 ring Electrolux induction hob with fitted extractor hood, slim line dishwasher, fridge & freezer and a dishwasher. Inset ceiling spotlights, coordinating breakfast bar, a radiator and Karndean flooring.

### Landing

featuring a glass balustrade staircase, Karndean flooring, steel beams, a Velux window and spotlights

### Bedroom One

having Karndean flooring, a double glazed UPVC window to the side aspect, exposed brick work, wooden

beams, a radiator, a built in double wardrobe and ceiling spotlights

### Ensuite

having Karndean flooring, a towel radiator, a walk-in tiled shower enclosure with a mains fitment, a vanity unit housing the hand wash basin, a wall mounted illuminated mirror, wooden beams and ceiling spotlights

### Bedroom Two

having Karndean flooring, a double glazed UPVC window to the side aspect, exposed brick work, wooden beams, a radiator and ceiling spotlights

### Bathroom

having Karndean flooring, a vanity hand wash basin and a close-coupled WC, a panelled bath with a tap shower attachment, part tiled walls, a wall mounted illuminated mirror, wooden beams, a Velux window and spotlights

### Outside


The property is accessed via secure electric double gates which lead to the parking area where there is one allocated parking space and additional visitor parking if required.

### AGENTS NOTE

We have been advised by the seller that there are 113 years remaining on the lease.  
There is a annual service charge of approx £2,670.00 which is for the maintenance of communal areas - communal lighting - electric gates - buildings insurance  
There is an annual ground rent charge of £445.00

\*\*Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.\*\*

## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   | <b>81</b>                  | <b>81</b>   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









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