

# HUNTERS®

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## Homelodge House

Castle Dyke, Lichfield, WS13 6XD

Offers In Excess Of £80,000



# 22 Homelodge House

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This retirement apartment is arranged on the first floor to comprise

## COMMUNAL HALL

Located on the ground floor with communal entrance door, stairs and lift to first floor accommodation with the private front entrance which opens to

## Hallway

ENTRANCE HALL having door to useful storage cupboard combined as an airing cupboard housing hot water cylinder and a range of doors which open to

## Lounge/Dining Room

10'6" x 17'3" (3.2 x 5.26)

Lounge with archway leading into the kitchen, Double glazed good sized window with street view

## Kitchen

7'2" x 5'4" (2.18 x 1.63)

Fitted cupboards, Fridge/freezer and cooker included.

## Bedroom one

8'9" x 14'1" (2.67 x 4.29)

having superb range of fitted wardrobes and units, Double glazed good sized window with street view

## BATHROOM

In need of modernisation, Bath with electric shower, wash basin with fitted unit, WC, Tiled walls

## COMMUNAL FACILITIES

One of the particular features of Homelodge and this

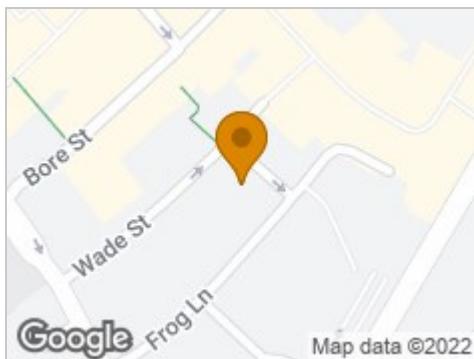
secure retirement apartment is the range of communal facilities. Whilst the property offers the luxury of having warden control it also has a laundry room, residents' lounge and communal off road parking if required for guests. Homelodge further benefits from having a guest flat available for a nominal hire fee which is booked via the house w...

## NB

The vendor informs us that the Service Charge is approximately £1,342 paid 6 monthly and that the Ground Rent is charged at £263.31 also 6 monthly (this should be checked via your Solicitor before legal commitment to the property).



## Road Map



## Hybrid Map

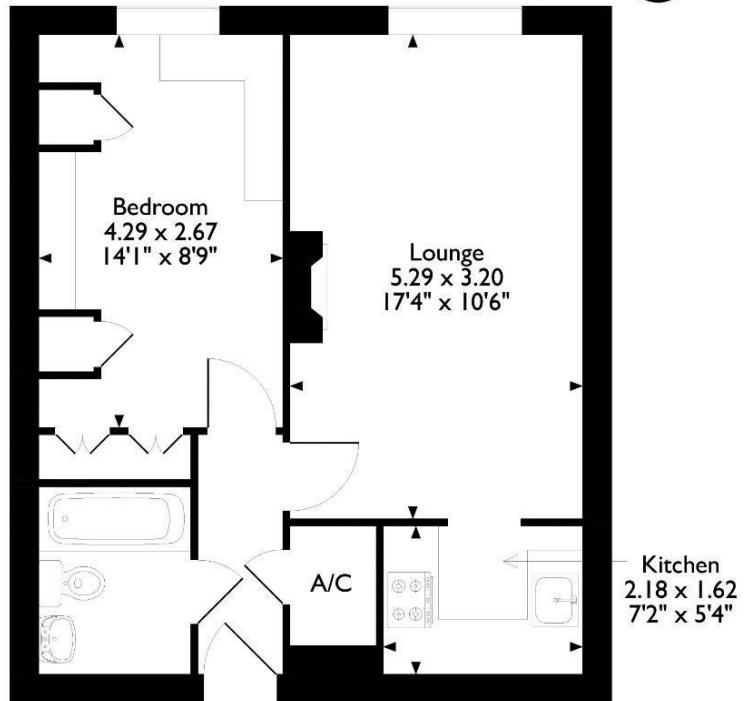


## Terrain Map



## Floor Plan

22 Homelodge House Castle Dyke, Lichfield  
Approximate Gross Internal Area  
42 Sq M/452 Sq Ft



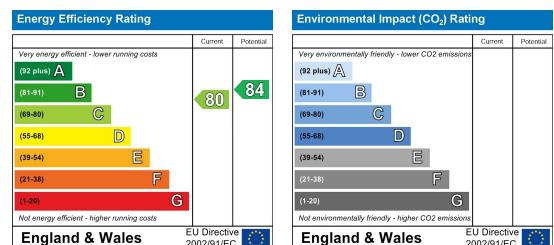
**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.