



DAVIT

Bird Street,  
Lichfield, WS13 6PR

Offers Over £250,000

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Welcome to New Minster House, a truly fantastic position located in the heart of Lichfield, within walking distance of all popular local amenities including desirable restaurants & eateries, the beautiful Minster Pool and Lichfield Cathedral, plus many transport links. This stylish first floor apartment boasts immaculately presented accommodation throughout, ideal for any first time buyers, downsizers or commuters searching for a city location. Approached via a communal entrance with video intercom system, internal bin store, and allocated storage units for each apartment, the communal hall and landings are beautifully maintained and feature a communal lift available to use.

This apartment on the first floor boasts a welcoming entrance with a wide hallway and two cloakrooms/storage cupboards, leading into a spacious open plan living/dining area. This space offers fantastic entertainment space, with tasteful bespoke shutters fitted to the large windows, and a modern kitchen with fitted appliances. Both double bedrooms feature ample furniture space, the second bedroom with fitted wardrobes, and both also benefit from bespoke shutters. There is a main family sized bathroom which has been beautifully kept, with a bath (with shower over), wash hand basin, and W.C.

This apartment does not have allocated parking but provides easy access to the large array of car parking sites across central Lichfield, ideal for any permit holders.





### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

### Property Specification

IMMACULATED PRESENTED THROUGHOUT  
LOCATED IN THE HEART OF LICHFIELD CITY CENTRE  
SPACIOUS OPEN PLAN LOUNGE/DINING/KITCHEN  
TWO DOUBLE BEDROOMS  
MODERN FAMILY BATHROOM

### Hallway

**Lounge/Diner 20' 8" x 15' 3" (6.31m max x 4.64m max)**

**Kitchen 8' 9" x 7' 3" (2.67m x 2.20m)**

**Bedroom One 13' 6" x 12' 8" (4.12m x 3.85m)**

**Bedroom Two 11' 6" x 9' 11" (3.50m x 3.02m)**

**Bathroom 7' 8" x 5' 7" (2.33m x 1.69m)**

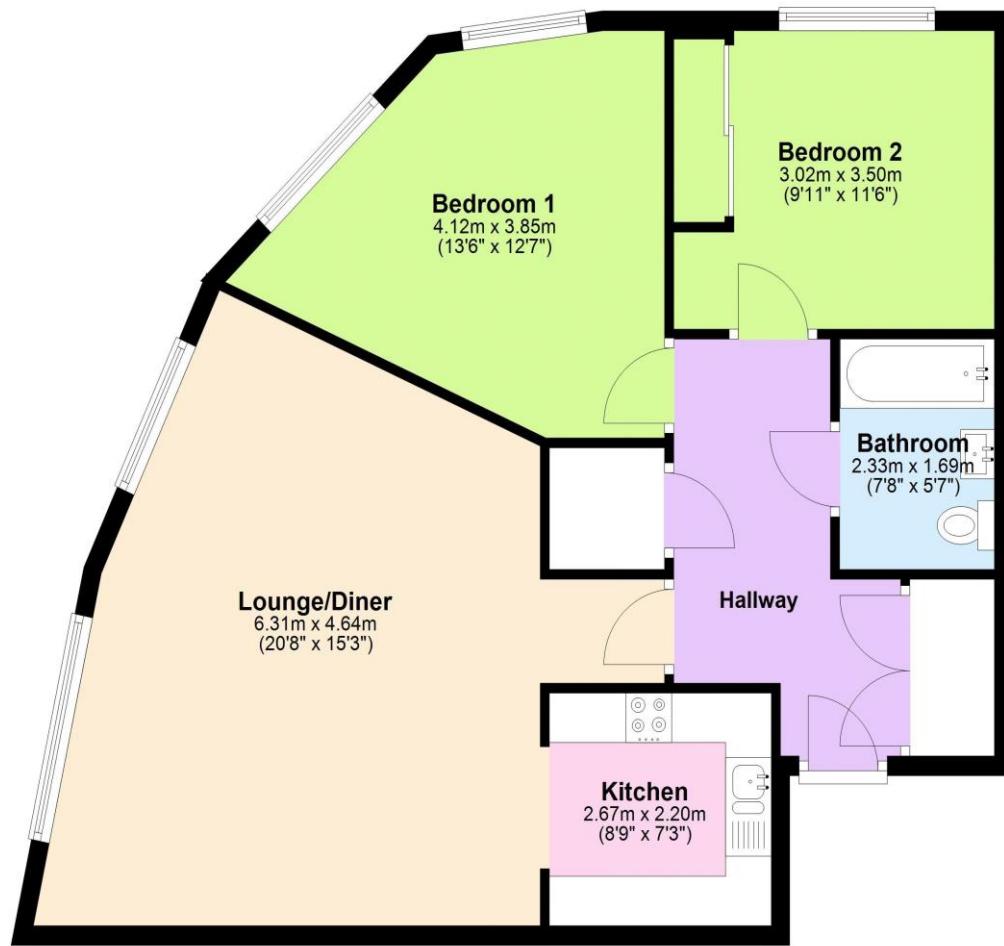
### Viewer's Note:

Services connected: Electric/water/drainage  
Council tax band: D  
Tenure: Leasehold , 106 years remaining.  
Ground Rent: £350  
Service Charge: £2040

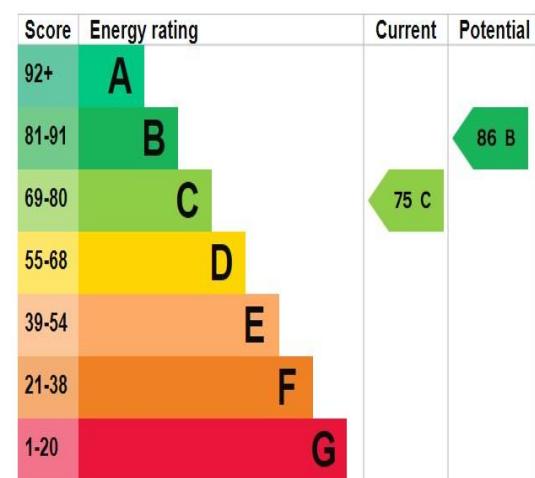
# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## First Floor



## Energy Efficiency Rating



## Map Location

