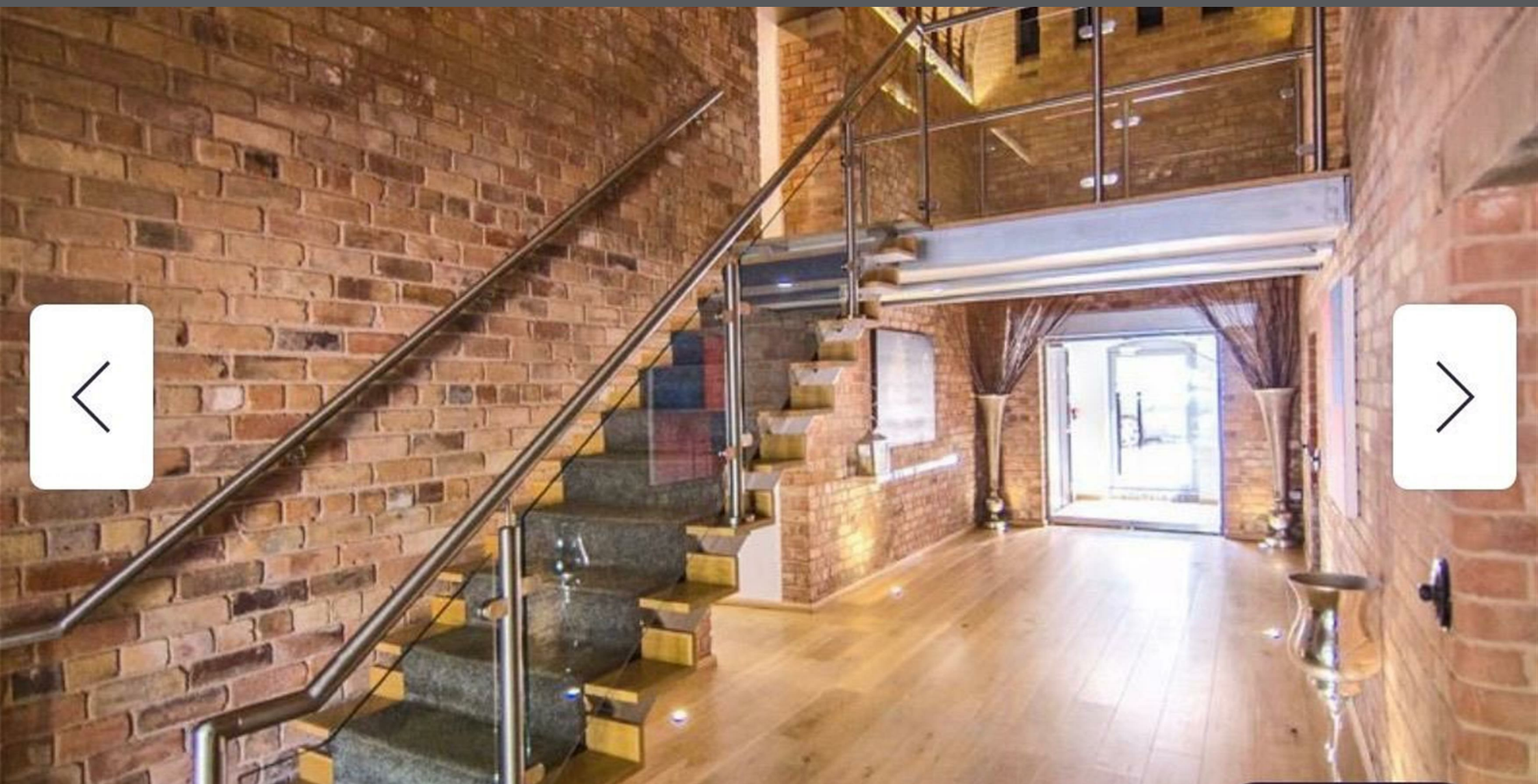


29 CAIRNS CLOSE  
LICHFIELD  
WS14 9TP

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS

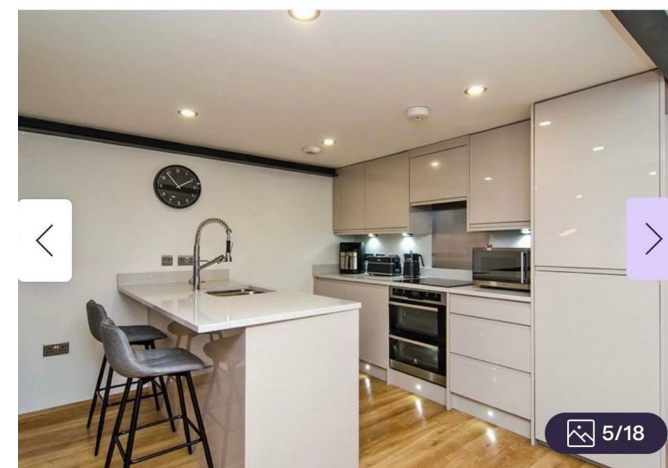


## ACCOMMODATION

A stylish two-bedroom apartment set within the highly regarded Grade II Listed Maltings development, ideally located in the heart of Lichfield.

This characterful home offers a spacious open-plan living/kitchen/dining area, a contemporary fitted kitchen with integrated appliances, a principal bedroom with en suite shower room, a further double bedroom and a modern main bathroom. Retaining attractive original features including exposed brickwork and industrial detailing, the property perfectly blends period charm with modern convenience. Positioned within walking distance of the city centre's shops, cafés and restaurants, and offering excellent road and rail links, this is an ideal home for professionals, couples or those seeking stylish city living.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



### Description

A stylish two-bedroom apartment within a beautifully converted Grade II Listed former malthouse, ideally positioned just moments from Lichfield city centre.

- \* Characterful Grade II Listed development
- \* Two well-proportioned bedrooms
- \* Principal bedroom with en suite
- \* Spacious open-plan living/kitchen/dining room
- \* Feature exposed brickwork and industrial-style details
- \* Modern fitted kitchen with integrated appliances
- \* Family bathroom
- \* Walking distance to Lichfield city centre, shops, restaurants and transport links
- \* Ideal for professionals, couples or those seeking city living with character

Set within the highly regarded and historic Maltings development, this impressive two-bedroom apartment blends period charm with contemporary convenience. Located just a short stroll from the heart of Lichfield, the property offers an enviable lifestyle with cafés, restaurants, independent shops and excellent transport links all close at hand.

The apartment is entered into a welcoming hallway leading through to a superb open-plan living/kitchen/dining space, designed perfectly for modern day living and entertaining. The room enjoys an abundance of character, enhanced by exposed brickwork and original industrial-inspired features, whilst the kitchen is thoughtfully appointed with integrated appliances and useful breakfast bar seating.

The principal bedroom is generously sized. A second double bedroom provides excellent flexibility for guests, home working or sharers, and is served by a contemporary main bathroom.

The Maltings is one of Lichfield's most distinctive residential conversions, offering a rare opportunity to enjoy modern apartment living within a building of architectural heritage and charm.

### Location

The Maltings enjoys a prime setting within one of Lichfield's most desirable residential developments, ideally positioned just a short walk from the historic city centre. Renowned for its charming streetscape, rich heritage and superb quality of life, Lichfield offers an attractive balance of character, convenience and connectivity.

At the heart of the city stands the magnificent Lichfield Cathedral, a landmark surrounded by an excellent selection of independent boutiques, high street stores, coffee houses, bars and highly regarded restaurants. The city also benefits from a thriving cultural scene, with theatres, leisure facilities and regular local events creating a vibrant community atmosphere.

For everyday convenience, there are excellent supermarkets, gyms, healthcare facilities and professional services all within easy reach, while nearby green spaces including Beacon Park provide attractive open space for walking, recreation and family leisure.

The property is particularly well placed for commuters, with Lichfield City Railway Station and Lichfield Trent Valley Railway Station offering regular services to Birmingham, London and surrounding centres. Road links are equally impressive, with swift access to the A38, M6 Toll, M6 and wider Midlands motorway network.

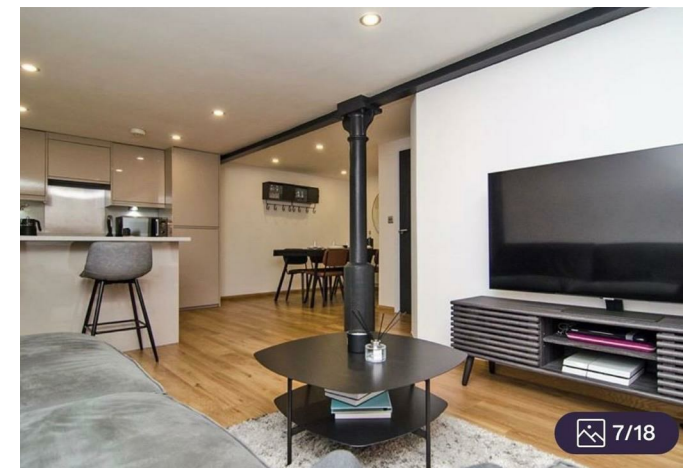
Families are drawn to Lichfield for its excellent schooling in both the state and independent sectors, further enhancing the city's long-standing reputation as one of Staffordshire's most sought-after places to live.

### Directions

From Aston Knowles' offices at Aston Knowles, proceed along Tamworth Road in the direction of Lichfield. Upon reaching the roundabout, take the first exit onto London Road, then at the second roundabout take the second exit to remain on London Road.



6/18



7/18



9/18



Continue forward onto Upper St John Street, following the road towards the city centre. The Maltings development will then be found a short distance ahead on the left, conveniently positioned for access to the city centre amenities.

#### Terms

Local authority: Lichfield District Council

Tax band: To be confirmed

All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

#### Services

Mains water and electricity are available.

#### Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</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>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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