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25 Enots Close, Lichfield, Staffordshire, WS13 6FN

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**25 Enots Close, Lichfield,
Staffordshire, WS13 6FN**

£100,000 for 40% share

Bill Tandy and Company are delighted in offering for sale this 40% shared ownership property located on a small development on the edge of Eastern Avenue built by Orbit Homes. The property provides a superb opportunity for a first time buyer to purchase an affordable home within the cathedral city of Lichfield within the desirable cul de sac of Enots Close. The accommodation briefly comprises reception hall, guests cloakroom, lounge/dining room to rear, modern kitchen, two bedrooms and modern bathroom. Outside there is an allocated parking space to the front of the property and gardens to front and rear. Internal viewings are highly recommended.



CANOPY PORCH

having obscure double glazed composite entrance door opening to:

RECEPTION HALL

having stairs to first floor, radiator and doors opening to:

GUESTS CLOAKROOM

having a modern white suite comprising wall mounted wash hand basin with tiled surround and low flush W.C., radiator and spotlighting.

LOUNGE/DINING ROOM

4.42m x 4.12m (14' 6" x 13' 6") having double glazed window, double glazed French doors to rear garden, double glazed window to side, two radiators and door to a useful under stairs cupboard with light and space for tumble dryer.

KITCHEN

2.71m x 2.67m (8' 11" x 8' 9") having double glazed window to front, radiator, modern kitchen units comprising base cupboards and drawers with round edge work tops above, matching upstand splashback, wall mounted cupboards, inset stainless steel one and a half bowl sink, inset Bosch oven with four ring gas hob, stainless steel splashback and extractor fan above, integrated fridge/freezer, space for washing machine, spotlighting and concealed space housing the Worcester boiler.

FIRST FLOOR LANDING

having useful loft access, radiator and doors opening to:

BEDROOM ONE

4.10m x 3.31m (13' 5" x 10' 10") having double glazed windows to front, radiator and useful over stairs store cupboard/wardrobe.



BEDROOM TWO

4.10m x 2.52m (13' 5" x 8' 3") having double glazed windows to rear and radiator.

FAMILY BATHROOM

2.17m x 1.81m (7' 1" x 5' 11") having a modern white suite comprising wall mounted wash hand basin, low flush W.C. and bath with shower appliance over and shower screen and tiling surround, chrome towel rail and ceiling spotlighting.

OUTSIDE

The property is located on a highly sought after and recently built development with views of an open lawned area to the front, and there is an allocated parking space. The property itself has a shaped lawned foregarden with paved pathway leading to the front entrance door. To the rear is a paved patio area, shaped lawn, fenced perimeters and side gate.

COUNCIL TAX

Band B.



SHARED OWNERSHIP INFORMATION

The property is offered for sale with a 40% share and there is an additional charge of £443.51 per month as of 1 April 2024. This includes rent, insurance and service charge. Further information is available from Orbit Home Ownership Services or via the agent. Should you proceed with the purchase of the property these details must be verified by your solicitor.

LEASE DETAILS

We understand the property was given a 125 year lease commencing 2022. Should you proceed with the purchase of the property these details must be verified by your solicitor.

FURTHER INFORMATION

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

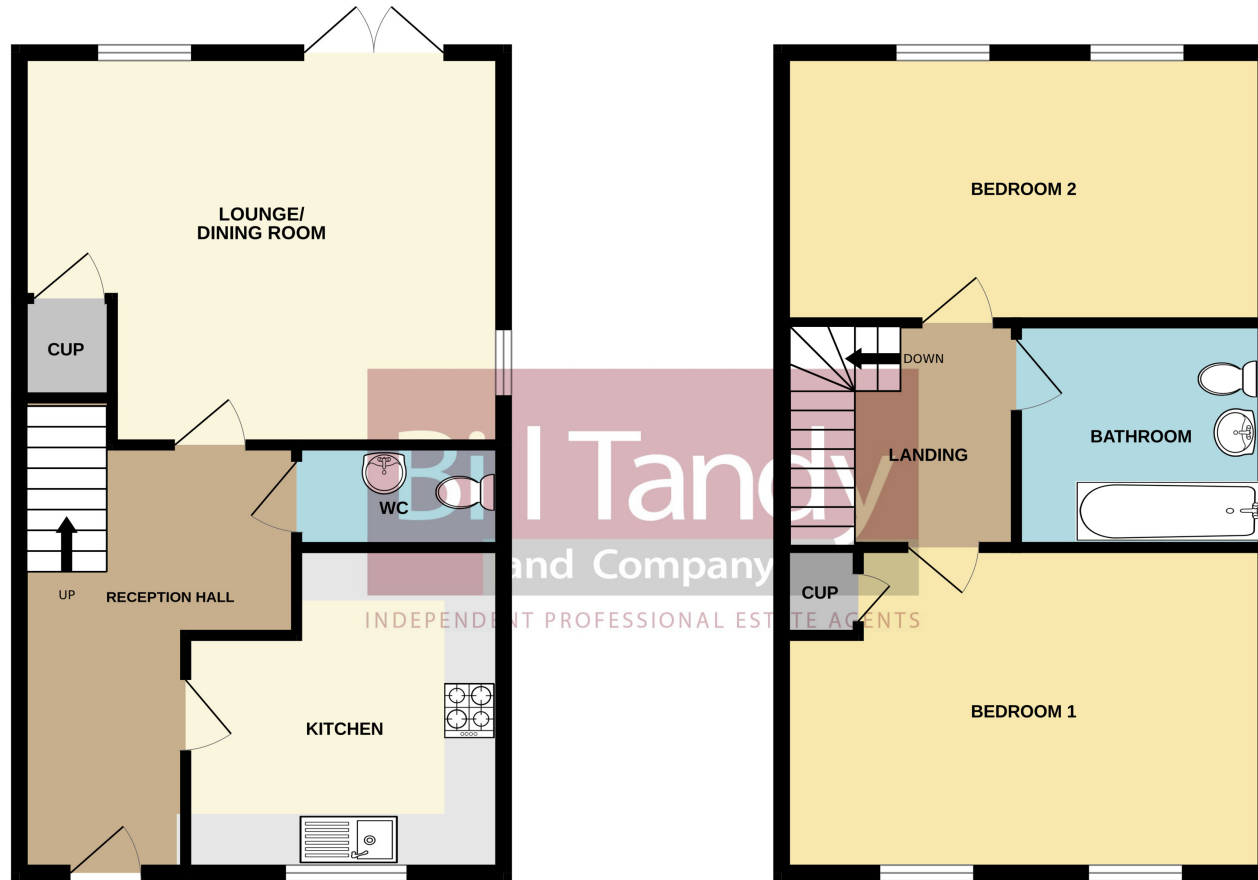
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



25 ENOTS CLOSE, LICHFIELD, WS13 6FN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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