



46 Enots Close, Lichfield, Staffordshire, WS13 6FN

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

£65,000 25% share

Bill Tandy and Company, Lichfield, are delighted in offering for sale this 25% shared ownership mid town house, superbly located on this small and select development on the edge of Eastern Avenue with a range of amenities found within walking distance. The property has been recently built by Orbit Homes and provides a superb opportunity for a first time buyer to purchase an affordable property within the cathedral city of Lichfield. Located on the cul de sac of Enots Close the accommodation comprises reception hall, guests cloakroom, lounge/dining room, modern kitchen, two first floor double bedrooms and modern bathroom. There are two allocated parking spaces located to the right hand side of the property, and the property has a rear garden. Early viewings are highly recommended to fully appreciate this well presented house.



CANOPY PORCH

with double glazed composite entrance door opening to:

RECEPTION HALL

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

GUESTS CLOAKROOM

having laminate floor flowing through from the hallway, radiator and modern white suite comprising Roca wall mounted wash hand basin with tiled surround and low flush W.C.

'L' SHAPED LOUNGE/DINING ROOM

4.49m x 4.21m (14' 9" x 13' 10") having double glazed French doors and double glazed window to rear garden, two radiators, laminate floor and useful under stairs storage cupboard.

KITCHEN

2.79m x 2.75m (9' 2" x 9' 0") having a range of modern grey cupboards comprising base cupboards and drawers with round edge work tops above and matching upstand splashback surround, wall mounted cupboards with under-cupboard lighting, inset stainless steel one and a half bowl sink with drainer, inset Bosch oven with four ring gas hob, stainless steel splashback and Bosch extractor fan above, integrated fridge and freezer, spaces ideal for washing machine and dishwasher, laminate floor flowing through from the hall, ceiling spotlighting, radiator and double glazed window to front.

FIRST FLOOR LANDING

having loft access, radiator and doors leading off to:

BEDROOM ONE

4.19m x 3.40m (13' 9" x 11' 2") having two double glazed windows to front, radiator and useful over stairs store cupboard.



BEDROOM TWO

4.21m x 2.65m (13' 10" x 8' 8") having two double glazed windows to rear and radiator.

BATHROOM

2.25m x 1.90m (7' 5" x 6' 3") having chrome heated towel rail, ceiling spotlighting and modern white suite comprising Roca wall mounted wash hand basin with tiled surround, low flush W.C. and bath with shower appliance over and shower screen.

OUTSIDE

The property has two allocated parking spaces located to the right hand side of the property. To the rear of the property is a paved patio with pathway leading to a further patio set to the rear of the garden, shaped lawn areas, fenced surround and useful garden access to the rear leading to the parking spaces.

COUNCIL TAX

Band B.



LEASE AND SHARED OWNERSHIP DETAILS AND CHARGES

We understand the property has a 125 year lease from 5 May 2022. The property is offered with for sale with a 25% share and there is a monthly charge of £519.00 which we understand includes rent, insurance and service charge. Further details are available from Orbit Homes Ownership Services or via the agent. Should you proceed with the purchase of the property these details must be verified by your solicitor.

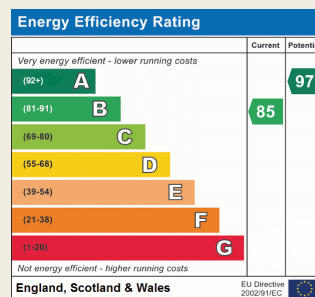
FURTHER INFORMATION/SUPPLIES

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



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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.

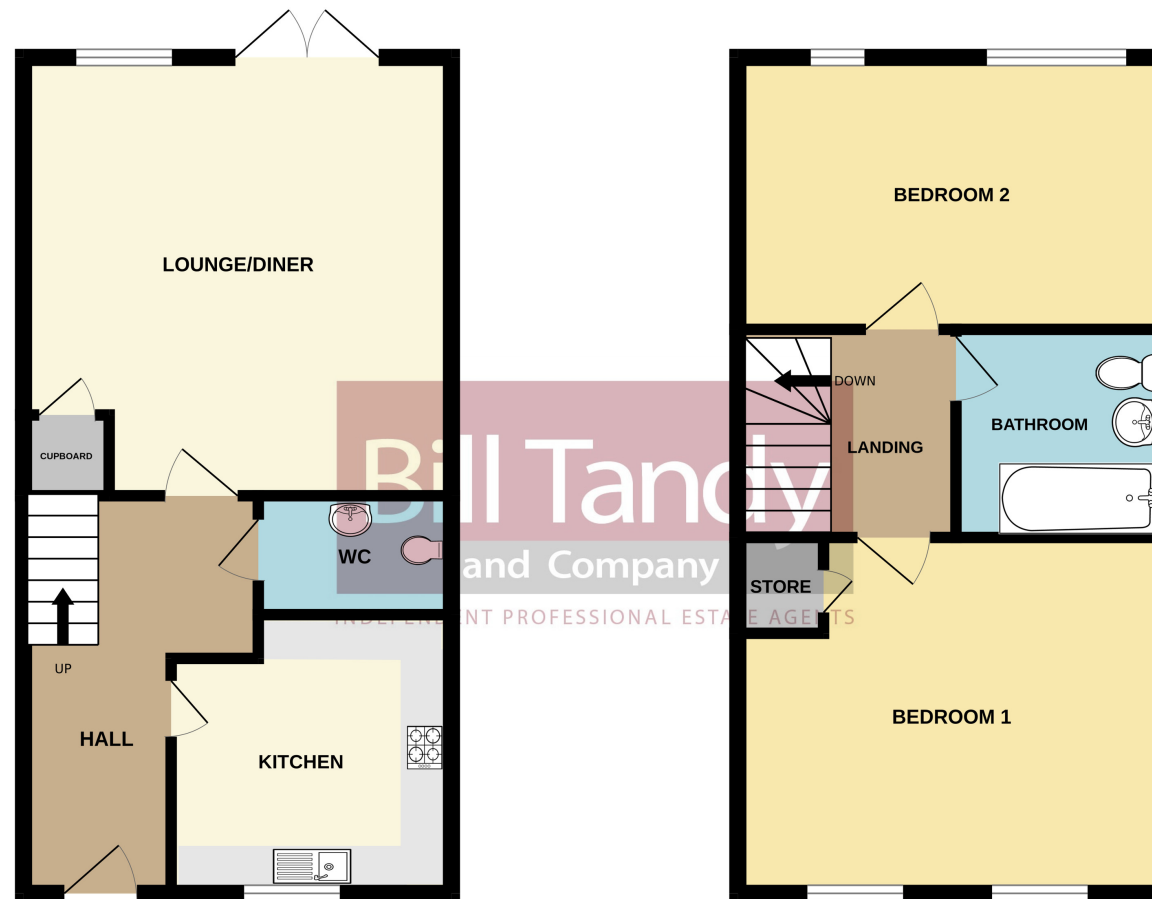
VIEWING

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



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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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