



5 Kilby Avenue, Lichfield, Staffordshire, WS13 7TB

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**5 Kilby Avenue, Lichfield,
Staffordshire, WS13 7TB**

£120,000

50% shared ownership

Bill Tandy and Company, Lichfield, are delighted to offer for sale this 50% shared ownership property located on small development on the edge of Eastern Avenue and Curborough Road built in 2018 by Orbit Homes. This property provides a superb opportunity for a first time buyer to purchase an affordable property in the cathedral city of Lichfield, located on the cul de sac of Kilby Avenue. The accommodation comprises hall, guests cloakroom, lounge, modern breakfast kitchen, two double bedrooms and modern bathroom. Outside there is a block paved driveway providing parking for two vehicles to the front, useful side gate and rear garden.



CANOPY PORCH

having composite front entrance door opening to:

RECEPTION HALL

having stairs to first floor, laminate floor, radiator and door to:

LOUNGE

4.59m x 2.92m max (15' 1" x 9' 7" max) having double glazed window to front, laminate floor and useful store cupboard. Door to:

BREAKFAST KITCHEN

4.10m x 3.47m max (13' 5" x 11' 5" max) having double glazed window and French doors to rear, tiled floor, radiator, a range of white high gloss base cupboards and drawers surmounted by preparation work tops, wall mounted storage units, inset stainless steel one and a half bowl sink, inset Bosch oven with four ring gas hob above and extractor fan, integrated fridge and freezer, integrated dishwasher and space for washing machine, breakfast bar and ceiling spotlighting. Door to:

GUESTS CLOAKROOM

having tiled floor, pedestal wash hand basin with tiled surround, low flush W.C. and chrome towel rail.

FIRST FLOOR LANDING

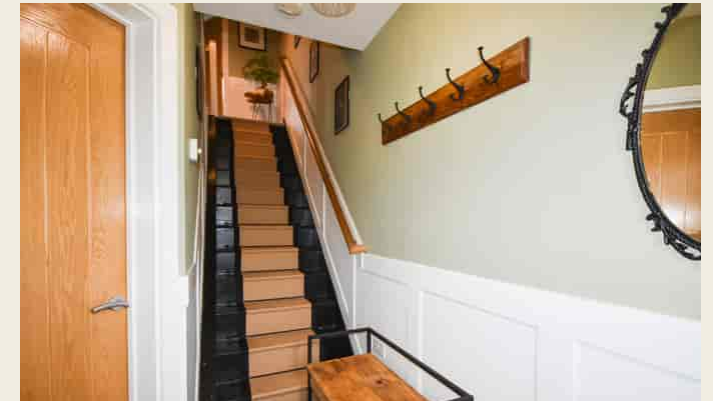
having useful store cupboard and doors to:

BEDROOM ONE

4.11m x 2.86m max (13' 6" x 9' 5" max) having two double glazed windows to front, radiator and useful wardrobe.

BEDROOM TWO

4.12m x 2.84m max (13' 6" x 9' 4" max) having two double glazed windows to rear, radiator built-in wardrobe with double doors.



BATHROOM

having tiled floor, modern suite comprising pedestal wash hand basin with tiled splashback, low flush W.C. and bath with shower appliance over and shower screen, ceiling spotlighting and chrome towel rail.

OUTSIDE

To the front of the property is a block paved driveway providing parking for two cars. To the rear is a paved patio with shaped lawn set beyond, raised flower borders, storage shed and side gate.

COUNCIL TAX

Band C.

LOCATION

Situated on the edge of Curborough and on the outskirts of the cathedral city centre of Lichfield, the property is within walking distance of a range of amenities found in the city centre of Lichfield including shops, cafes, restaurants, Garrick Theatre and Beacon Park. There nearby fields and greenery found in Curborough. For the commuter trainline access is provided by Lichfield Trent Valley and Lichfield City giving superb links to Birmingham and London, and there are good road links via the A38, M6 toll and A5.



SHARED OWNERSHIP

The property is offered for sale with a 50% share and there is an additional monthly charge of £310.28 which includes rent, insurance and service charge. Should you proceed with the purchase of the property these details must be verified by your solicitor. Further details are available from Orbit Home Ownership Services or via the agent.

LEASE TERMS

The property is available with a 125 year lease commencing 1 April 2018.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(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

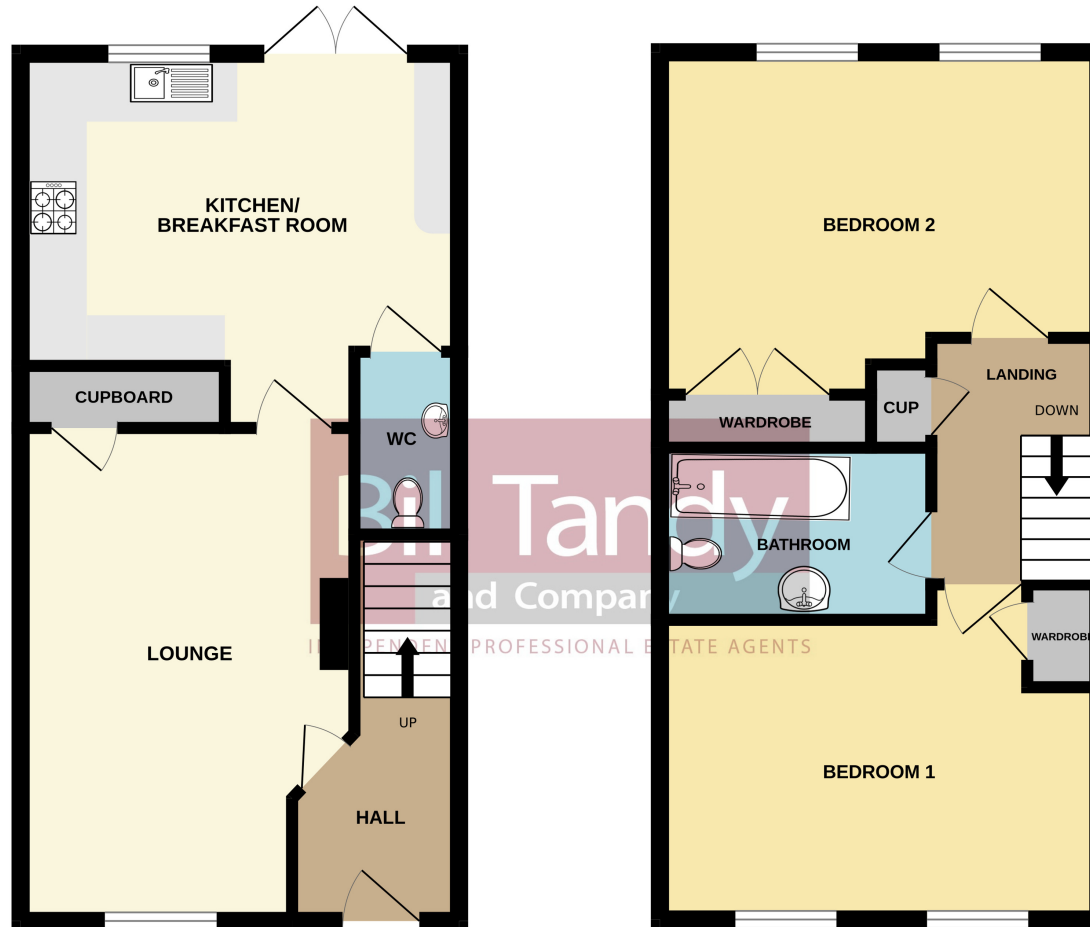
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



5, KILBY AVENUE, LICHFIELD, WS13 7TB

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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