



17 Enots Close, Lichfield, Staffordshire, WS13 6FN

Bill Tandy

and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

£183,000

SHARED OWNERSHIP

Bill Tandy and Company, Lichfield, are delighted in offering for sale this 60% shared ownership semi-detached 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 with access to garden, modern dining kitchen, three first floor double bedrooms and modern bathroom. There are two allocated parking spaces and rear garden. Early viewings are highly recommended to fully appreciate this well presented house.



CANOPY PORCH

giving access to the composite front entrance door which opens to:

RECEPTION HALL

having stairs to first floor accommodation, Amtico floor, radiator and store cupboard.

GUESTS CLOAKROOM

having a wall mounted wash hand basin with tiled surround, low flush W.C., Amtico floor and radiator.

LOUNGE

5.00m x 3.13m (16' 5" x 10' 3") having double glazed window to front, double glazed French doors to garden, radiator and Amtico floor with feature border.

DINING KITCHEN

5.28m x 2.86m (17' 4" x 9' 5") having grey tiled style Amtico floor, double glazed window to side, spotlighting, round edge work tops with base storage cupboards beneath, wall mounted storage cupboards, downlighters, stainless steel one and a half bowl sink, integrated Bosch oven with five ring gas hob, stainless steel splashback and extractor fan above, spaces for dishwasher and washing machine, integrated fridge/freezer and radiator in the dining area.

FIRST FLOOR LANDING

having double glazed window to front, loft access, radiator, storage cupboard and doors lead off to further accommodation.

BEDROOM ONE

5.00m x 2.58m (16' 5" x 8' 6") being dual aspect having double glazed windows to front and side and radiator.

BEDROOM TWO

3.81m x 2.90m max (12' 6" x 9' 6" max) having double glazed window to side and radiator.

BEDROOM THREE/OFFICE

2.65m x 2.31m (8' 8" x 7' 7") having double glazed window to front and radiator.



BATHROOM

2.89m max x 1.93m (9' 6" max x 6' 4") having chrome heated towel rail, modern white suite comprising wall mounted wash hand basin with tiled surround, low flush W.C. and bath with shower appliance over and shower screen and ceiling spotlighting.

OUTSIDE

There is a block paved driveway to the rear, and to the side of the property is a superbly landscaped garden having paved patio area, external security light, external water tap, shaped lawn with gravelled areas set beyond, fenced and walled surround, hardstanding space ideal for shed and gate to front.

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

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

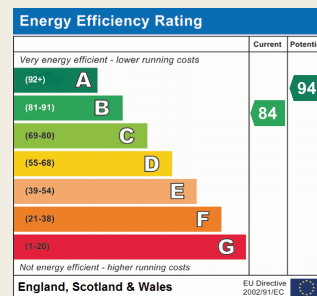


LEASE AND SHARED OWNERSHIP DETAILS AND CHARGES

We understand the property has 125 year lease from 5 May 2022 and is offered for sale with a 60% share, and there is a monthly charge of £354.00 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.

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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



TENURE

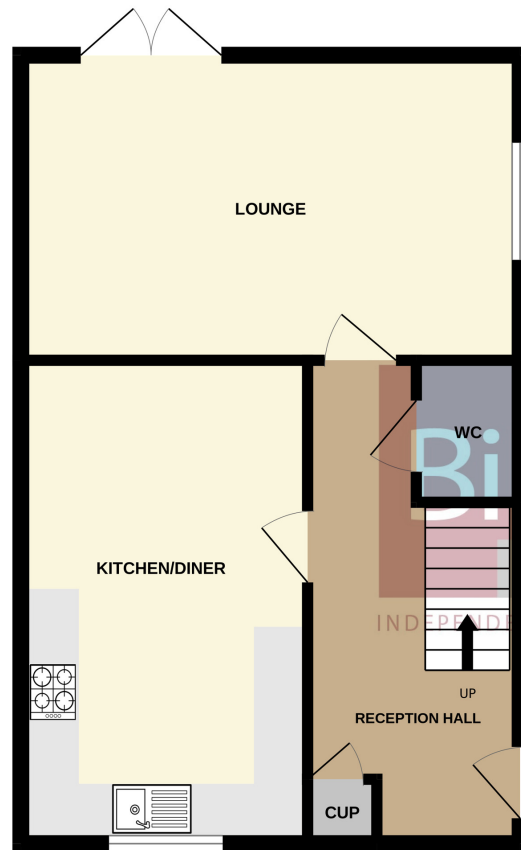
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

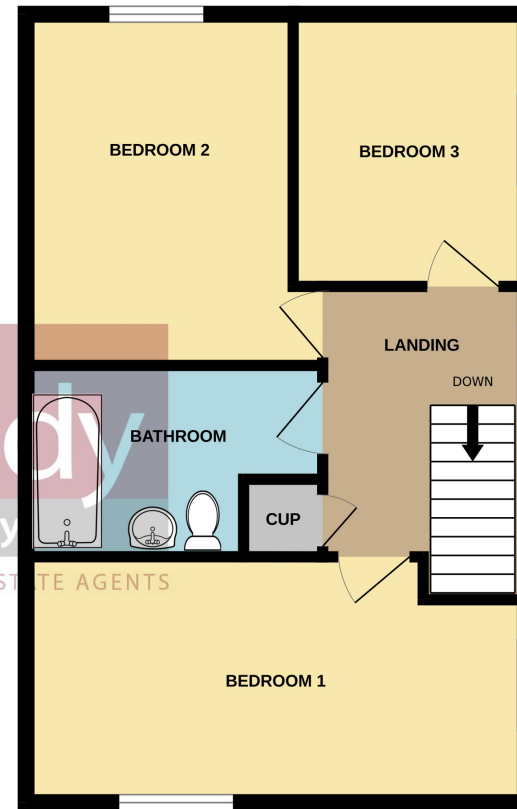
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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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