



19 Enots Close, Lichfield, Staffordshire, WS13 6FN

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

**£135,000**

## **Shared ownership**

**\*\* RECENTLY BUILT 3 BEDROOM SHARED OWNERSHIP PROPERTY IN A SOUGHT AFTER LOCATION \*\*** Bill Tandy and Company, Lichfield, are delighted to offer for sale this 45% shared ownership property located on small development on the edge of Eastern Avenue built 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 Enots Close. The accommodation comprises hall, guests cloakroom, lounge, modern Dining kitchen, three bedrooms and modern bathroom. Outside there is a block paved driveway to rear, useful side gate and rear garden. Internal viewings are highly recommended.



### **LOCATION**

Situated on the edge 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. 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.

### **RECEPTION HALL**

With a composite front entrance door, store cupboard, tiled floor, stairs to first floor with a downstairs useful guest w.c. and further doors open to

### **LOUNGE**

4.86m x 2.99m (15' 11" x 9' 10") With herringbone pattern LVT flooring, upright designer radiator, double glazed window to front with additional French doors to garden.

### **MODERN DINING KITCHEN**

2.74m x 5.16m (9' 0" x 16' 11") With a tiled floor, upright designer radiator, double glazed window to side. Modern grey kitchen units comprise base cupboards and drawers surmounted by preparation work tops, wall mounted storage units, inset stainless steel one and a half bowl sink, inset oven with four ring gas hob above and extractor fan, integrated fridge and freezer, integrated dishwasher and space for washing machine.

### **FIRST FLOOR LANDING**

Double glazed window to front and doors open to

### **BEDROOM 1**

2.48m x 4.92m (8' 2" x 16' 2") With double glazed front and side window, radiator.



### **BEDROOM 2**

2.79m MAX x 3.67m (9' 2" x 12' 0") Double glazed side window and radiator.

### **BEDROOM 3**

2.2m x 2.53m (7' 3" x 8' 4") Double glazed front window and radiator.

### **BATHROOM**

2.77m x 1.81m (9' 1" x 5' 11") With a modern white suite comprising a wall mounted wash hand basin, low flush w.c. bath with shower screen and shower over, tiled splashback surround.

### **OUTSIDE**

The main garden is set to the left hand side of the property with a paved patio area, lawn beyond, side gate, and fenced and wall surround.

### **PARKING**

Located to the left hand side of the property with a block paved driveway.

### **COUNCIL TAX**

Band C.



## SHARED OWNERSHIP DETAILS

The property is offered for sale with a 45% share and there is an additional monthly charge of £467.40 as of the 1st April 2024. This 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.

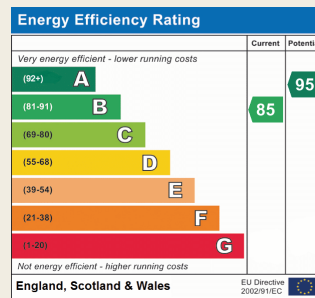
## LEASE DETAILS

We understand the property was given a 125 year lease commencing 2022. Details of which should be checked by your solicitor before legal commitment.

## FURTHER INFORMATION/SUPPLIERS:

Mains drainage- South Staffs Water.  
Electric and Gas supplier - EON  
T.V and Broadband

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



## 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.

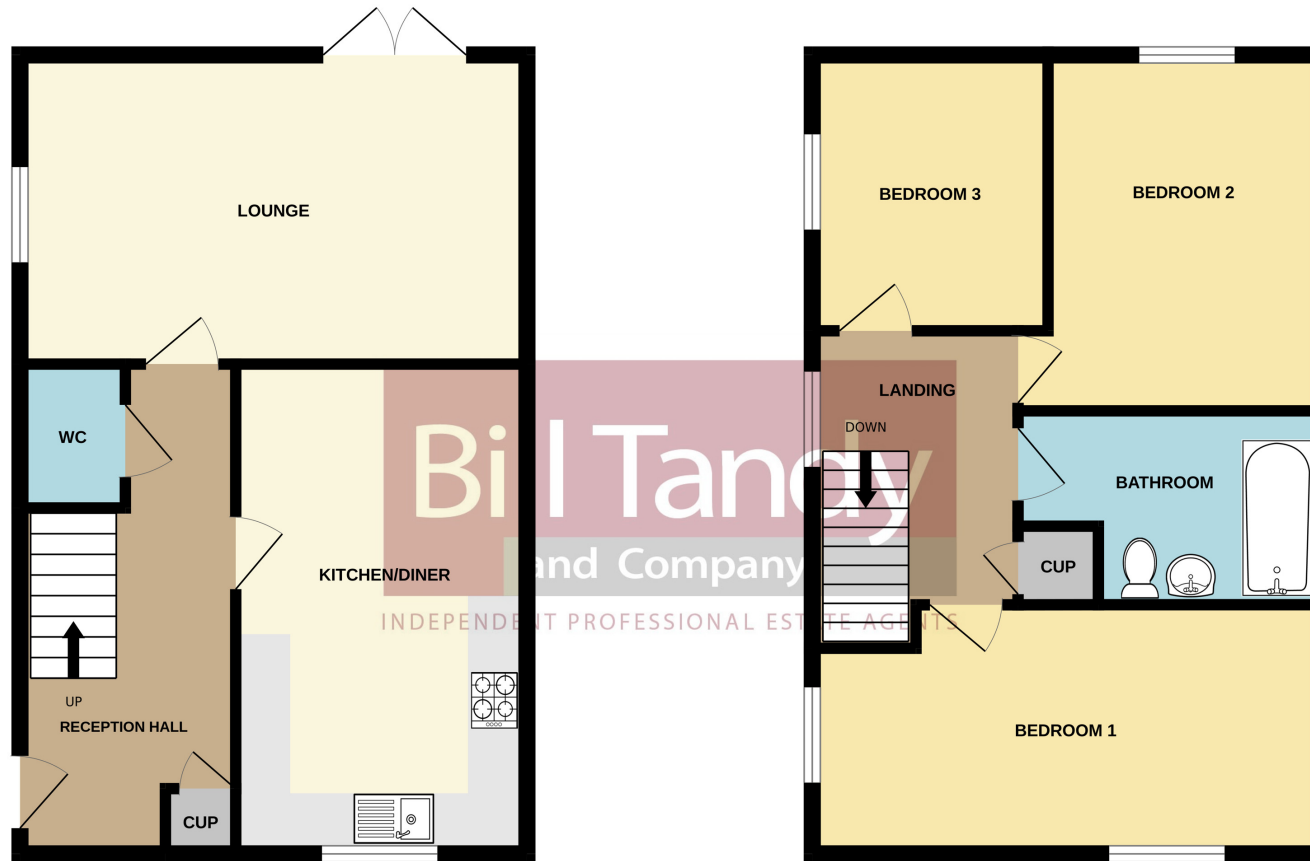
## VIEWING

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](mailto: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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