

6 Greenhill Mews, Lichfield, Staffordshire, WS13 6LF

Waterloo Housing  
Association  
Private Road  
Lichfield  
Staffordshire

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

## 6 Greenhill Mews, Lichfield, Staffordshire, WS13 6LF

### £100,000 50% share

Bill Tandy and Company are delighted to offer this rare chance to purchase an affordable shared ownership property located in the heart of the Lichfield city centre. This 50% shared ownership property provides modern living with an array of amenities found within walking distance, and there are nearby bus and trains stations ideal for commuting. This modern end town house, which needs to be viewed to be appreciated, comprises lounge/dining room, useful guests cloakroom, modern kitchen, two first floor bedrooms and bathroom. Externally a small private drive provides access to residents parking and into the property's parking space. We understand there is an option to buy 100% ownership, available upon request to the Housing Association.

#### LOUNGE/DINER

6.13m max (4.01m min) x 3.32m (20' 1" max 13'2" min x 10' 11") approached via composite side entrance door and having laminate floor, double glazed window to front, radiator and stairs to first floor with useful under stairs storage cupboard. Doors open to:

#### GUESTS CLOAKROOM

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

#### KITCHEN

2.76m x 2.28m (9' 1" x 7' 6") having window to rear, radiator, dark cupboard units with brass handles and drawers, wall mounted storage cupboards, round edge work preparation tops with tiled surround, inset one and a half bowl ceramic sink unit and spaces ideal for fridge, cooker and washing machine.

#### FIRST FLOOR LANDING

having useful loft access and doors to:

#### BEDROOM ONE

3.43m x 2.87m (11' 3" x 9' 5") having window to rear, radiator, double doored over stairs wardrobe and additional built-in wardrobe with shelving.

#### BEDROOM TWO

3.34m x 2.83m max (2.16m min) (10' 11" x 9' 3" max) having double glazed window to front and radiator.

#### BATHROOM

2.37m x 1.37m (7' 9" x 4' 6") having ceiling spotlighting and modern suite comprising wooden vanity unit with inset circular wash hand basin with contemporary mixer tap, bath with shower appliance over and shower screen and low flush W.C.



#### OUTSIDE

To the front of the property is a small private driveway providing access to the residents parking and leading to a private parking space for the property.

#### COUNCIL TAX

Band B.

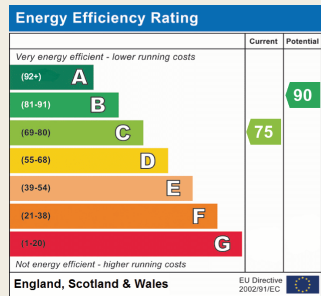
#### SHARED OWNERSHIP CHARGES

We understand the 50% share rental charge payable to Platform is approximately £323.11 per month. Details of this and application to the Housing Association should be checked with Platform before legal commitment to the property and with your solicitors.

#### LEASE TERMS

Our client advises us that the property is Leasehold on a 99 year lease from 1 February 2001. Should you proceed with the purchase of the property these details must be verified by your solicitor.





## 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.

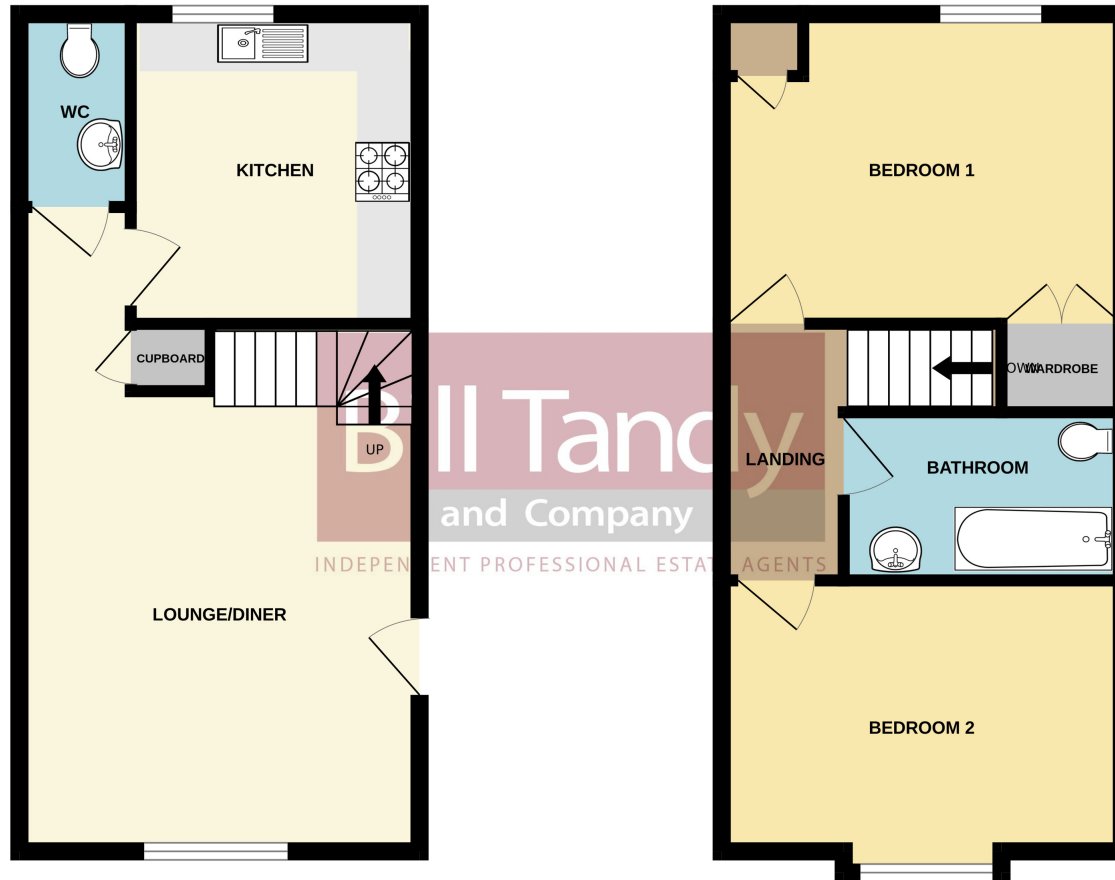
## VIEWING

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  
355 sq.ft. (33.0 sq.m.) approx.

1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



6, GREENHILL MEWS LICHFIELD WS13 6LJ

TOTAL FLOOR AREA : 714 sq.ft. (66.4 sq.m.) approx.

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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3 Bore Street, WS13 6LJ  
lichfield@billtandy.co.uk  
Tel: 01543 419400

[www.billtandy.co.uk](http://www.billtandy.co.uk)



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