



10 Barratt Court, Lichfield, Staffordshire, WS13 7SZ

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



## 10 Barratt Court, Lichfield, Staffordshire, WS13 7SZ

# £98,000

**\*\* SHARED OWNERSHIP PROPERTY \*\*** Bill Tandy and Company, Lichfield, are delighted to offer for sale this 40% shared ownership property located on small development on the edge of Eastern Avenue and Curborough Road recently 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 position of Barratt Court. The accommodation comprises hall, guests cloakroom, lounge/dining room, modern kitchen, two double bedrooms and modern bathroom. Outside there is a block paved driveway providing parking to the front and rear garden. Early viewings are highly recommended.



### 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.

### THE PROPERTY IS ARRANGED ON TWO FLOORS

#### ON THE GROUND FLOOR

##### RECEPTION HALL

with a double glazed front entrance door, laminate flooring, stairs to first floor and doors open to

##### GUEST W.C.

Suite comprises a pedestal wash hand basin with tiled surround, low flush W.C and double glazed front window.

##### LOUNGE/DINING ROOM

3.72m x 4.46m (12' 2" x 14' 8") MAX With double glazed french doors to rear garden, radiator and door to a useful understairs cupboard.

##### MODERN KITCHEN

1.58m x 3.1m (5' 2" x 10' 2") With a double glazed front window, radiator, modern white high gloss base cupboards and drawers with preparation work tops above, wall mounted units with lighting, inset sink with a suspended mixer tap, inset cooker, gas hob and extractor above, space for washing machine whilst having an integrated fridge freezer



#### ON THE FIRST FLOOR

stairs from the ground floor reception hall ascend to the landing with doors opening to

##### BEDROOM 1

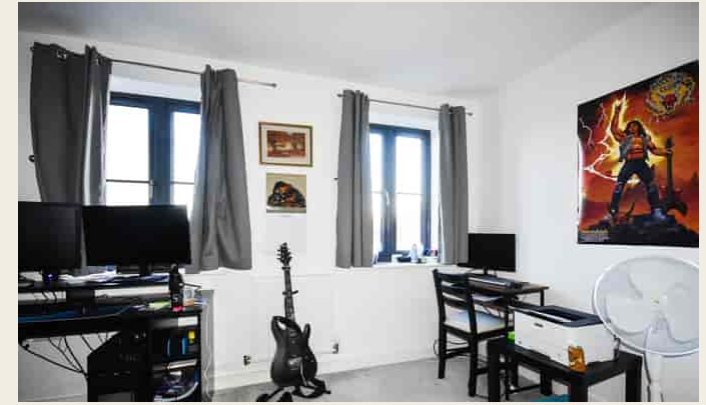
2.56m x 3.72m (8' 5" x 12' 2") With a double glazed rear window, radiator and door to a useful over stairs cupboard.

##### BEDROOM 2

2.58m x 3.72m (8' 6" x 12' 2") This front appointed room lends itself well as a bedroom or working from home space with two double glazed front windows, radiator and access door to airing cupboard.

##### BATHROOM

With modern white suite comprising a low flush w.c., pedestal wash hand basin, bathroom with shower over and screen, modern tiled splash back surrounds.



**OUTSIDE**

Set to the front of the property is a block paved parking area allocated to the property.

Set to the rear is a paved patio, pathed pathway leads to the rear gate and shaped lawn enclosed within a fenced surround.

**SHARED OWNERSHIP DETAILS**

The property is offered for sale with a 40% share and there is an additional monthly charge of £333.49 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.

**LEASEHOLD INFORMATION**

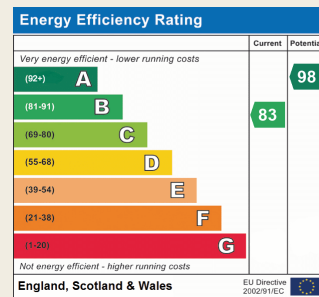
125 year lease commencing 1 April 2018.

**COUNCIL TAX BAND B**

**FURTHER INFORMATION/SUPPLIERS**

MAIN WATER - South Staffs Water  
 ELECTRIC AND GAS - British Gas  
 T.V/Broadband - Connexin

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.

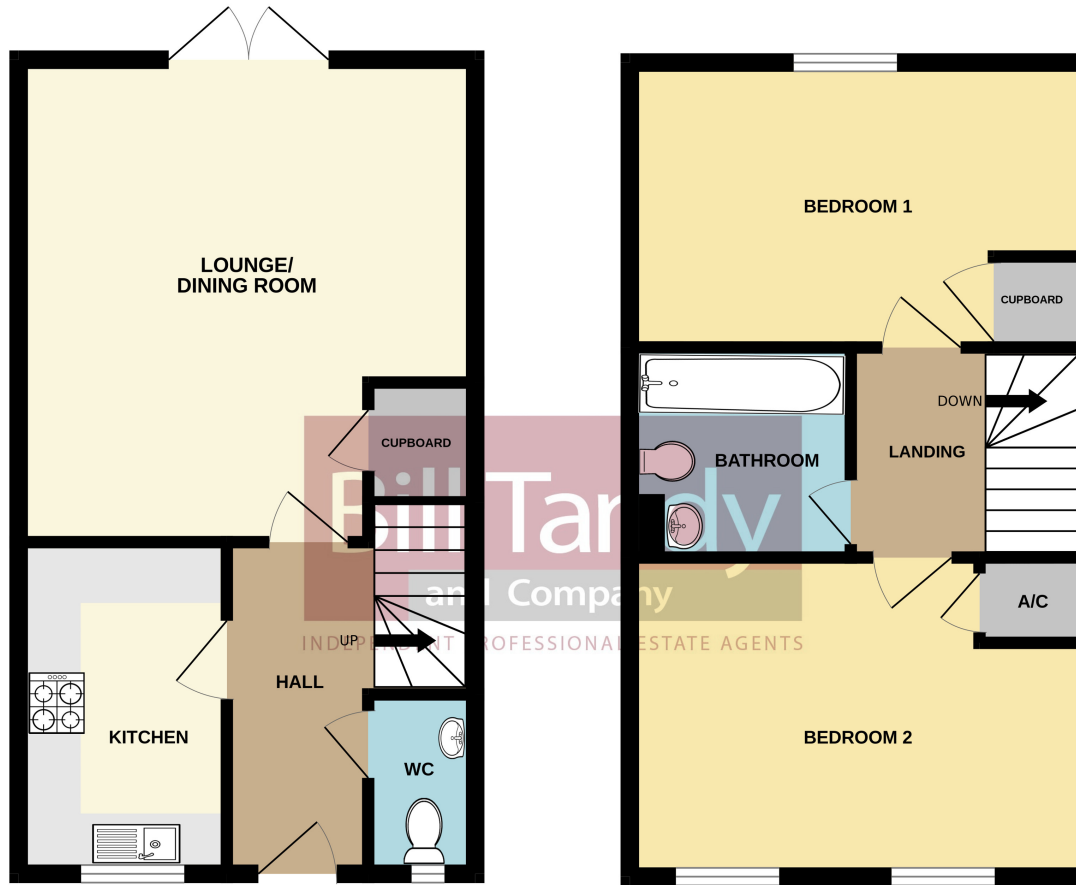
**VIEWING**

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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