



5 Enots Close, Lichfield, Staffordshire, WS13 6FN

Bill Tandy

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

£104,000

40% shared ownership

**** SHARED OWNERSHIP PROPERTY **** Bill Tandy and Company, Lichfield, are delighted to present for sale this attractive 40% shared ownership end-town house. Perfectly positioned within a small and select development on the edge of Eastern Avenue, the property enjoys a convenient setting with a wide range of local amenities just a short walk away. Recently constructed by Orbit Homes, this modern residence offers an excellent opportunity for first-time buyers to secure an affordable home in the historic cathedral city of Lichfield. Tucked away on the quiet cul-de-sac of Enots Close, the house combines contemporary design with practical living spaces. The accommodation opens with a welcoming reception hall and guest cloakroom, lounge/dining room and modern kitchen. Upstairs, two generously sized double bedrooms are complemented by a sleek, modern bathroom. Externally, the property benefits from allocated parking space to front, private rear garden offers a pleasant outdoor retreat. Well presented throughout, this home is ready to move into and early viewings are strongly recommended to fully appreciate all that it has to offer.



CANOPY PORCH

leading to the obscure double glazed front entrance door which opens to:

RECEPTION HALL

with wood style LVT flooring, radiator, stairs to first floor with stairs runner and doors leading off to:

GUESTS CLOAKROOM

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

LOUNGE/DINING ROOM

4.50m x 4.23m max ((3.19m min) (14' 9" x 13' 11"max 10'6" min) having wood style LVT flooring, double glazed windows to rear and side, French doors open to the rear garden, two radiators and useful under stairs store cupboard.

KITCHEN

2.83m x 2.78m (9' 3" x 9' 1") having double glazed window to front, LVT tile style flooring, radiator, ceiling spotlighting, grey contemporary base cupboards and drawers with round edge work tops above, wall mounted cupboards, inset stainless steel one and a half bowl sink, inset Bosch oven with four ring gas hob with stainless steel splashback surround and extractor fan above, integrated fridge/freezer, space for washing machine and Worcester boiler.

FIRST FLOOR LANDING

having loft access, radiator and doors open to:

BEDROOM ONE

4.20m x 3.42m (13' 9" x 11' 3") having two double glazed windows to front, radiator and useful over stairs storage cupboard.



BEDROOM TWO

4.20m x 2.62m (13' 9" x 8' 7") having two double glazed windows to rear and radiator.

BATHROOM

2.26m x 1.94m (7' 5" x 6' 4") having chrome heated towel rail, LVT tile look flooring, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower screen and shower appliance over and ceiling spotlighting.

OUTSIDE

To the front of the property is a block paved driveway which gives access to the front entrance door. To the rear of the property is a patio space with lawn beyond, useful storage shed, water tap, fenced surround and useful rear gated access.

COUNCIL TAX

Band B.

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/>



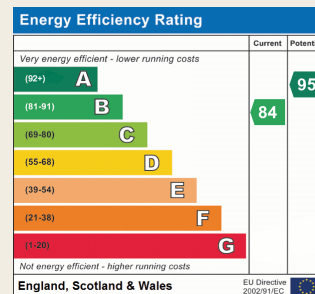
ANTI-MONEY LAUNDERING AND ID CHECKS

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.



LEASE AND SHARED OWNERSHIP DETAILS

We understand the property is held on a 125 year lease commencing from 5 May 2022. The property is offered for sale with a 40% share and there is a monthly charge of approximately £437.32 which we understand includes the 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.



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.



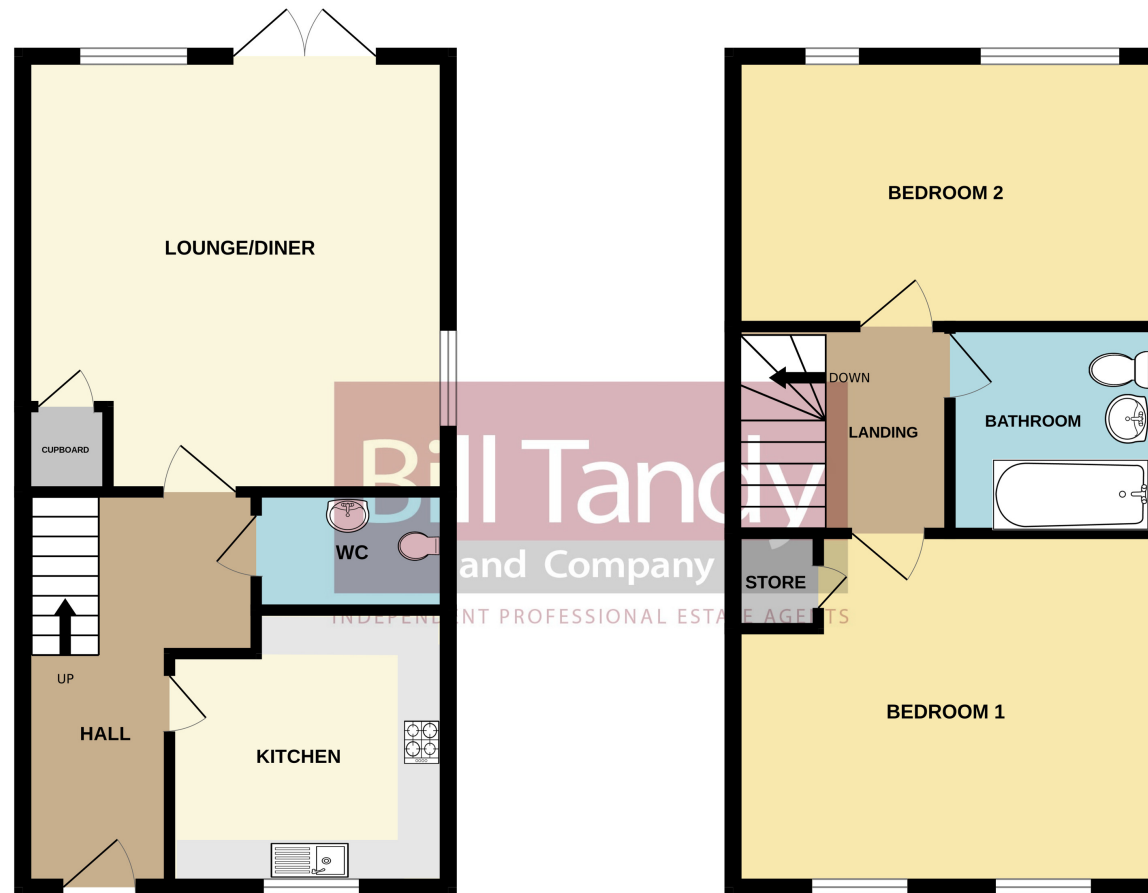
VIEWING

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 ENOTS CLOSE, LICHFIELD, WS13 6FN

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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