



50 Enots Close, Lichfield, Staffordshire, WS13 6FN

Bill Tandy
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£122,000 40% share

Bill Tandy and Company, Lichfield, are delighted to present for sale this attractive 40% shared ownership semi-detached home. 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, leading into a comfortable lounge. At the heart of the home lies a stylish open-plan dining kitchen, ideal for both everyday living and entertaining. Upstairs, three generously sized double bedrooms are complemented by a sleek, modern bathroom, providing ample space for families or professionals alike. Externally, the property benefits from two allocated parking spaces to the right-hand side, while a 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 composite front entrance door which opens to:

RECEPTION HALL

having Karndean LVT flooring, stairs to first floor, radiator, useful store cupboard and doors open to further accommodation.

GUESTS W.C.

having Karndean LVT flooring, radiator and suite comprising wall mounted wash hand basin with wood panelling surround and low flush W.C.

LOUNGE

5.00m x 3.10m (16' 5" x 10' 2") having Karndean LVT herringbone style flooring, double glazed window and French doors to rear and radiator.

OPEN PLAN DINING KITCHEN

5.31m x 2.86m (17' 5" x 9' 5") having Karndean LVT herringbone style flooring, double glazed windows to front and side, radiator, modern base cupboards and drawers surmounted by round edge work tops, wall mounted cupboards with under-cupboard lighting, inset stainless steel one and a half bowl sink, inset Bosch oven with four ring gas hob with stainless steel splashback and extractor fan, integrated fridge/freezer, space for washing machine, ceiling spotlighting and concealed space housing the boiler.

FIRST FLOOR LANDING

having loft access, useful storage cupboard, Karndean LVT flooring and doors open to further accommodation.

BEDROOM ONE

5.00m x 2.61m (16' 5" x 8' 7") having Karndean LVT herringbone style flooring, two double glazed windows to front, radiator and space and provision for wall mounted T.V.

BEDROOM TWO

3.80m x 2.82m (12' 6" x 9' 3") having Karndean LVT herringbone style flooring, double glazed window to rear and radiator.



BEDROOM THREE

2.65m x 2.32m (8' 8" x 7' 7") having double glazed window to rear, radiator and Karndean LVT herringbone style flooring.

FAMILY BATHROOM

2.82m max x 1.94m (9' 3" max x 6' 4") having Karndean LVT flooring, ceiling spotlighting and 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.

OUTSIDE

The property has the benefit of two allocated parking spaces. One of the distinct features of the property is the superb sized rear garden, certainly one of the largest on the complex, having generous patio space, picket fence providing access to the shaped lawn beyond with gated access and fenced surround.



LEASE AND SHARED OWNERSHIP DETAILS

We understand the property is held on a 125 year lease which commenced May 2022. The property is offered with a 40% share and there is a monthly charge of approximately £509.86 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 and Orbit may require prospective purchasers to complete an application to purchase the property.

COUNCIL TAX

Band C.

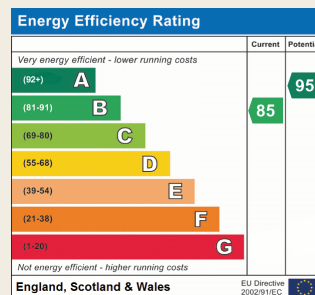
FURTHER INFORMATION/SUPPLIES

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/>



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.

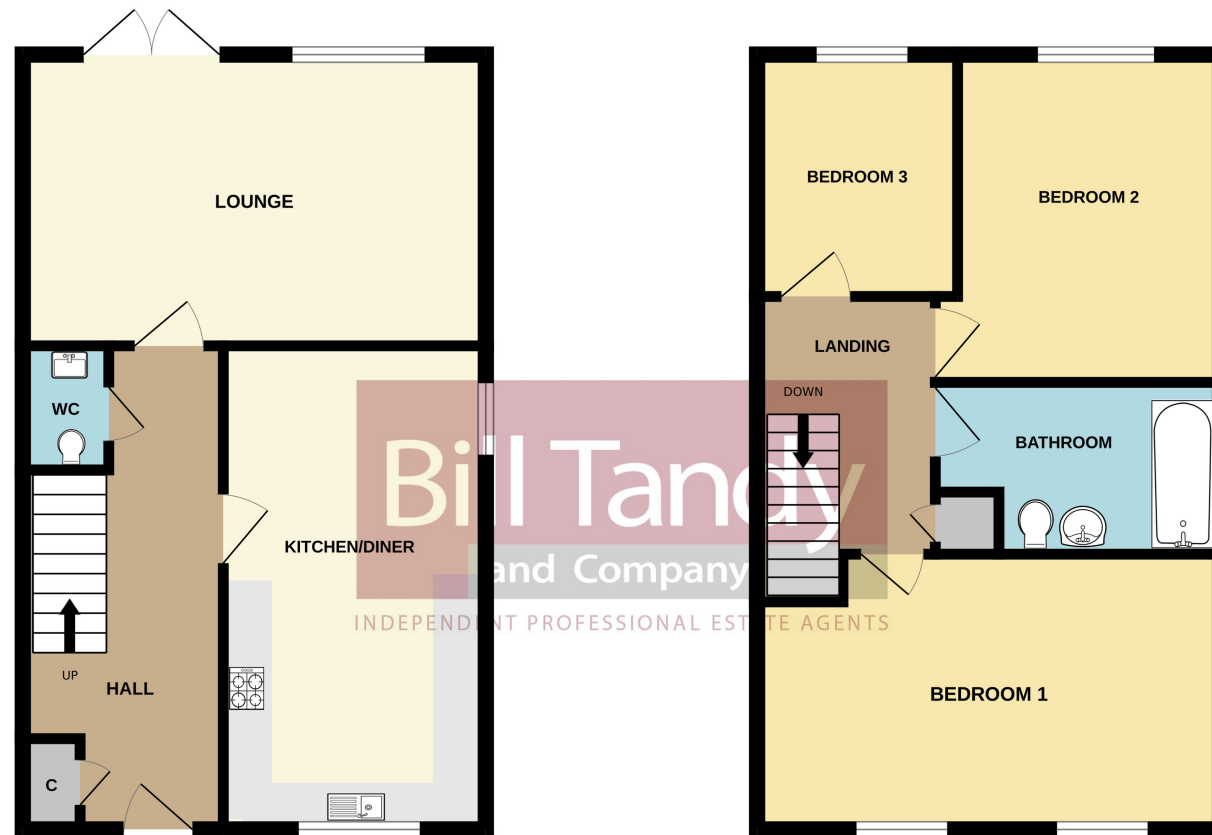
VIEWING

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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