



Cairns Close,  
Lichfield, WS14 9TP

Shared Ownership £115,000



# Lichfield

Shared Ownership £115,000



## 50% shared ownership

Offered for sale with the benefit of no upward chain is this well located two bedroom home, situated in central Lichfield off Birmingham Road. Ideal for first time buyers or downsizers searching in the area, this shared ownership scheme offers affordable living in conjunction with Walsall Housing Group. Approached via a quiet road with one parking space.

The internal accommodation comprises of a bright welcoming entrance hallway with guest W.C, leading into a modern fitted kitchen to the fore. There is a spacious lounge/diner to the rear, with store cupboard and French doors out to the private rear garden.

Upstairs are two double bedrooms, both with ample furniture space, and a main family sized bathroom featuring a bath with shower over, wash hand basin, and W.C.

Outside is a peaceful and low maintenance rear garden, with a social patio area and fenced enclosure with gated side access.





## Property Specification

50% Shared Ownership  
Central Lichfield Location  
Two Double Bedrooms  
Spacious Lounge/Diner  
Separate Kitchen

**Hallway 9' 6" x 3' 5" (2.89m x 1.03m)**

**Kitchen 9' 4" x 7' 2" (2.85m x 2.18m)**

**Lounge/Diner 16' 4" x 9' 2" (4.97m x 2.79m)**

**Downstairs W.C. 4' 11" x 3' 2" (1.50m x 0.97m)**

**Bedroom One 16' 2" x 9' 0" (4.93m max, 3.44 min x 2.74m)**

**Bedroom Two 9' 8" x 9' 8" (2.95m x 2.94m)**

**Bathroom 6' 7" x 6' 3" (2.01m x 1.90m)**

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 7th April 2025

### Viewer's Note:

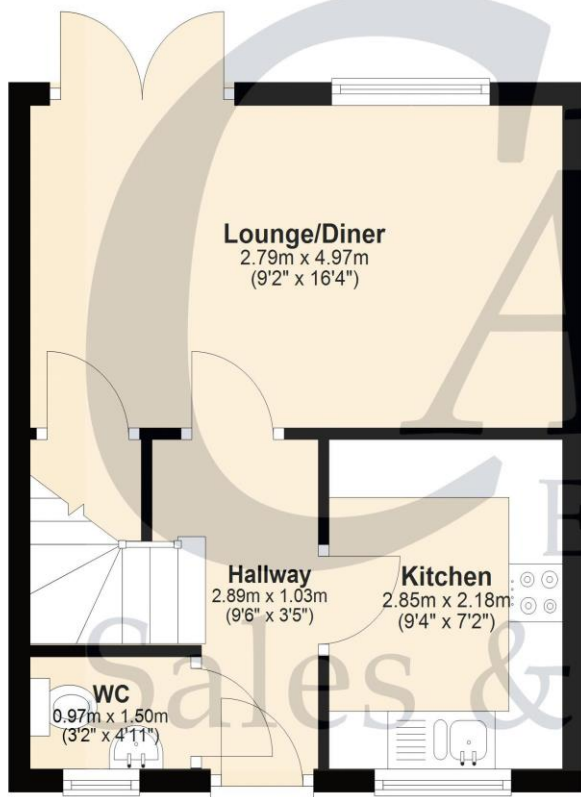
Services connected: Gas/electric/water/drainage  
Council tax band: C  
Tenure: Leasehold 100 years remaining  
Ground Rent: £382  
Service Charge: £2959  
Other Charges: Loft insulated, not boarded



# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor



## First Floor



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

