



Watery Lane,
Lichfield, WS13 7TJ

Fixed £114,750

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'The Birch' is a lovely two-bedroom semi-detached property located on the 'Saxon Gate' development close to Lichfield and within easy reach of facilities in the city including two train stations and a choice of reputable schools for all ages.

This property is offered as a 45% share, and the rent payable is £394.49 including the service charge.

Ideal for first time buyers looking to get on the property ladder this larger style 2-bedroom house features an entrance hallway, well-equipped kitchen with integrated appliances and a good-sized lounge/dining room with French doors to the garden.

Upstairs are two double bedrooms both with built-in storage and the bathroom with shower over the bath.

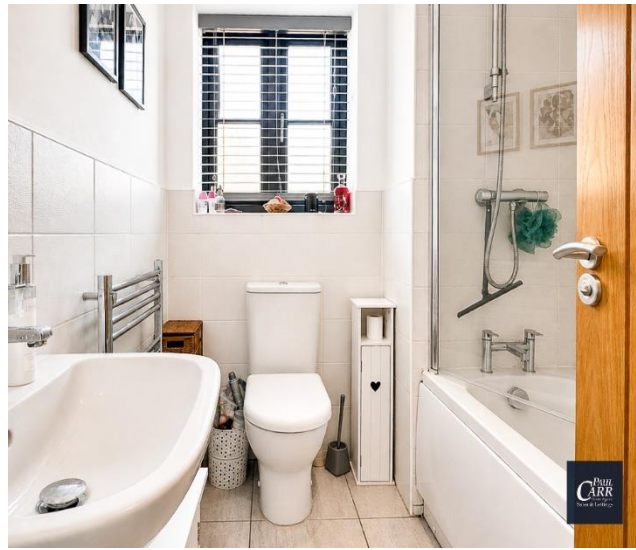
Outside to the rear is a generous garden with a paved patio ideal for outside dining and an area to the side ideal for storage with a gate accessing the front where a block paved driveway provides parking for two vehicles.

There is also an EV charger and a small front garden.

The property overlooks open fields to the front and is ideally located within a short drive to Lichfield centre, two train stations at Trent Valley and Lichfield City and the A38/M6 Toll are accessible nearby.

This fabulous property is available to view via Paul Carr Lichfield, call for more information regarding Shared Ownership or to arrange a viewing!





Property Specification

45% Shared Ownership Property
Beautifully Presented Ideal Starter Home
'The Birch' - Spacious Two-Bedroom Property
Driveway for Two Cars & EV Charger
Larger than Average Rear Garden

Entrance Hall

Kitchen

2.98m x 2.86m (9'9" x 9'5")

Living/Dining Room

4.23m x 4.17m (13'10" x 13'8")

WC

Bedroom One

4.23m x 2.76m (13'10" x 9'0")

Bedroom Two

4.23m x 2.49m (13'10" x 8'2")

Bathroom

Wardrobe

Airing Cupboard

Storage Cupboard

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: 17th August 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Water, Drainage, Gas, Electric
Council tax band: B
Tenure: Freehold
Ground Rent: Monthly Rent of £394.49 (includes service charge) payable to Orbit

Floor Plan

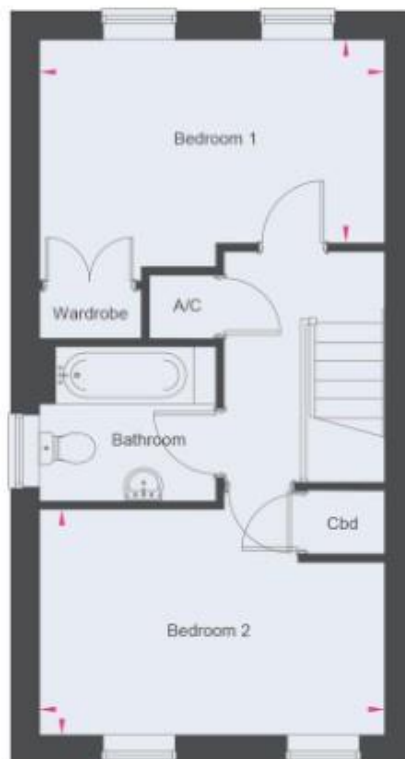
This floor plan is not drawn to scale and is for illustration purposes only



Ground Floor

Living / Dining Room
Kitchen

4230mm x 4170mm (13'10"max x 13'8"max)
2980mm x 2865mm (9'9"max x 9'5"max)



First Floor

Bedroom 1 4230mm x 2490mm (13'10"max x 8'2"min)
Bedroom 2 4230mm x 2760mm (13'10"max x 9'0"max)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A	83 B	96 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

