



28 Wakelin Way, Lichfield, Staffordshire, WS13 6UG

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£280,000

Bill Tandy and Company are delighted in offering for sale this recently built David Wilson Home located on a highly sought after development set alongside the desirable Darwin Park with Cathedral View, and within walking distance of both Waitrose and the Inkwel public house. The property itself, which would be an ideal investment or first time purchase, comprises reception hall, guests cloakroom, modern contemporary kitchen with high gloss units, lounge/dining room with access to garden, 2 first floor double bedrooms and modern bathroom. One of the distinct features of the property is ample parking located to the right hand side of the property, and the rear garden has been superbly landscaped and enjoys the benefit of a superb garden room/log cabin. Early viewings are strongly urged for the property to be fully appreciated.



CANOPY PORCH

having composite entrance door opening to:

RECEPTION HALL

having wood style laminate floor, radiator and stairs to first floor.

GUESTS CLOAKROOM

having matching floor flowing through from the reception hall, obscure double glazed window to side, radiator and suite comprising corner wash hand basin with tiled surround and low flush W.C.

LOUNGE/DINING ROOM

4.33m x 3.90m (14' 2" x 12' 10") having double glazed windows and French doors to rear garden, two radiators and useful under stairs store cupboard.

KITCHEN

3.05m x 1.76m (10' 0" x 5' 9") having double glazed window to front, wood style laminate floor, plinth heater, cream high gloss base cupboards and drawers surmounted by round edge preparation work tops, wall mounted cupboards with under-cupboard lighting, inset stainless steel sink with swan neck mixer tap, ceiling spotlighting, inset Zanussi oven with four ring electric hob and extractor fan above, integrated washing machine, dishwasher and fridge/freezer.

FIRST FLOOR LANDING

having a range of doors opening to:

BEDROOM ONE

3.90m x 2.54m (12' 10" x 8' 4") having double glazed windows to rear, radiator and feature wall with wood panelling.



BEDROOM TWO

3.90m x 2.92m max (12' 10" x 9' 7" max) having two double glazed windows to front, radiator, loft access and useful over stairs store cupboard/wardrobe.

BATHROOM

1.89m x 1.78m (6' 2" x 5' 10") having wood style laminate floor, heated towel rail, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower appliance over and shower screen and ceiling spotlighting.

OUTSIDE

To the right hand side of the property is a tandem tarmac driveway with gated access to the rear garden. To the front of the property is a paved pathway leading to the front entrance door with woodchip shavings and flower bed borders. Set to the rear of the property is a superbly improved and landscaped garden having paved patios, pathway to a rear paved terrace, superb garden room, flower bed borders, fenced and walled surround and gate to parking area.



GARDEN ROOM

3.09m x 2.15m (10' 2" x 7' 1") The garden room is an ideal space for working from home, gym or games room having double glazed windows and French doors to rear garden, external downlighting and internally has a laminate floor, spotlighting to ceiling and plastered walls.

COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIES

We understand from the vendors there is a maintenance fee for the development in the sum of approximately £130.00 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor. Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



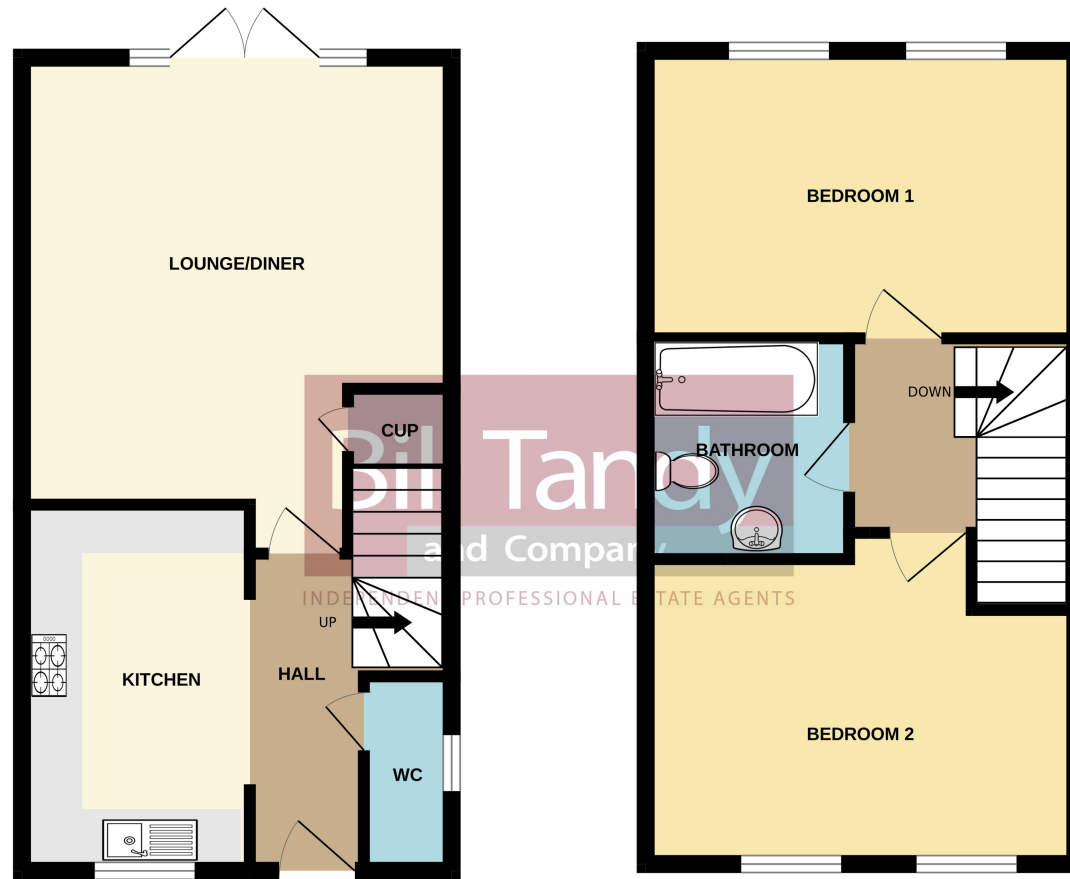
VIEWING

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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Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS