

**Bill Tandy**  
and Company

7 Wakelin Way, Lichfield, Staffordshire, WS13 6UG

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INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 7 Wakelin Way, Lichfield, Staffordshire, WS13 6UG

# £245,000

Bill Tandy are delighted to offer for sale this recently built and modern town house, ideal as a first time purchase, investment or for downsizing living. Recently built by David Wilson Homes, the development is superbly positioned by Waitrose, The Inkwel Pub and the Cathedral Walk with feature walks into the City Centre of Lichfield. The property comprises an entrance hall, store cupboard used for washing machine and tumble dryer, ground floor double bedroom with cupboard and wardrobes and further shower room. To the first floor is a stunning open plan main living room providing a sitting and dining area leading to its modern kitchen. Externally the property enjoys its own enclosed garden space with allocated parking. Early viewings are highly recommended. Council Tax Band B.



### RECEPTION HALL

With front entrance door, double glazed front window, radiator, store cupboard housing ideal space for washing machine and dryer, stairs to first floor and doors open to:

### BEDROOM 1

3.97m x 2.93m (13' 0" x 9' 7") With a double glazed side window, radiator, access to a useful understairs cupboard and further fitted wardrobes.

### SHOWER ROOM

1.45m x 2.17m (4' 9" x 7' 1") This modern ground floor shower room enjoys a double glazed front window, chrome towel rail, modern suite comprises a low flush w.c., pedestal wash hand basin and shower enclosure with shower over, modern tiled surround.

### FIRST FLOOR OPEN PLAN LOUNGE/DINER/KITCHEN

4.14m x 5.02m (13' 7" x 16' 6") This stunning open plan living space, provide a modern open plan arrangement which extends to the whole of the first floor. Accessed via stairs from the ground floor reception hall, double glazed front and side windows, radiator, over stairs store cupboard housing boiler. The kitchen enjoys gloss base and wall mounted store cupboards with drawers and round edge work tops above, inset sink unit, inset cooker with gas hob, stainless steel splashback and extractor, integrated dishwasher and space for fridge freezer.

### OUTSIDE

The property enjoys its own enclosed garden located to the left hand side of the property with gated access, Paved area with additional decking patio within a fenced and wall surround. There is an allocated parking space located to the right hand side of the property.



### DEVELOPMENT CHARGE

Please be aware that there is a small development service charge which the owner believes to be approximately £160 per annum. Details of which should be checked via your solicitor before legal commitment.

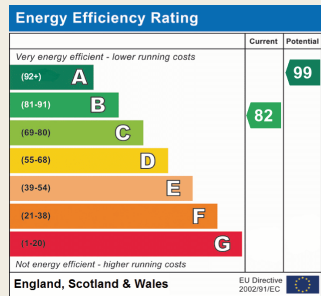
### FURTHER INFORMATION/SUPPLIERS

The property enjoys electric and gas connected with British Gas  
Mains Water and drains  
Broadband connection by Sky

For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>

### COUNCIL TAX

Band B.



## 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.

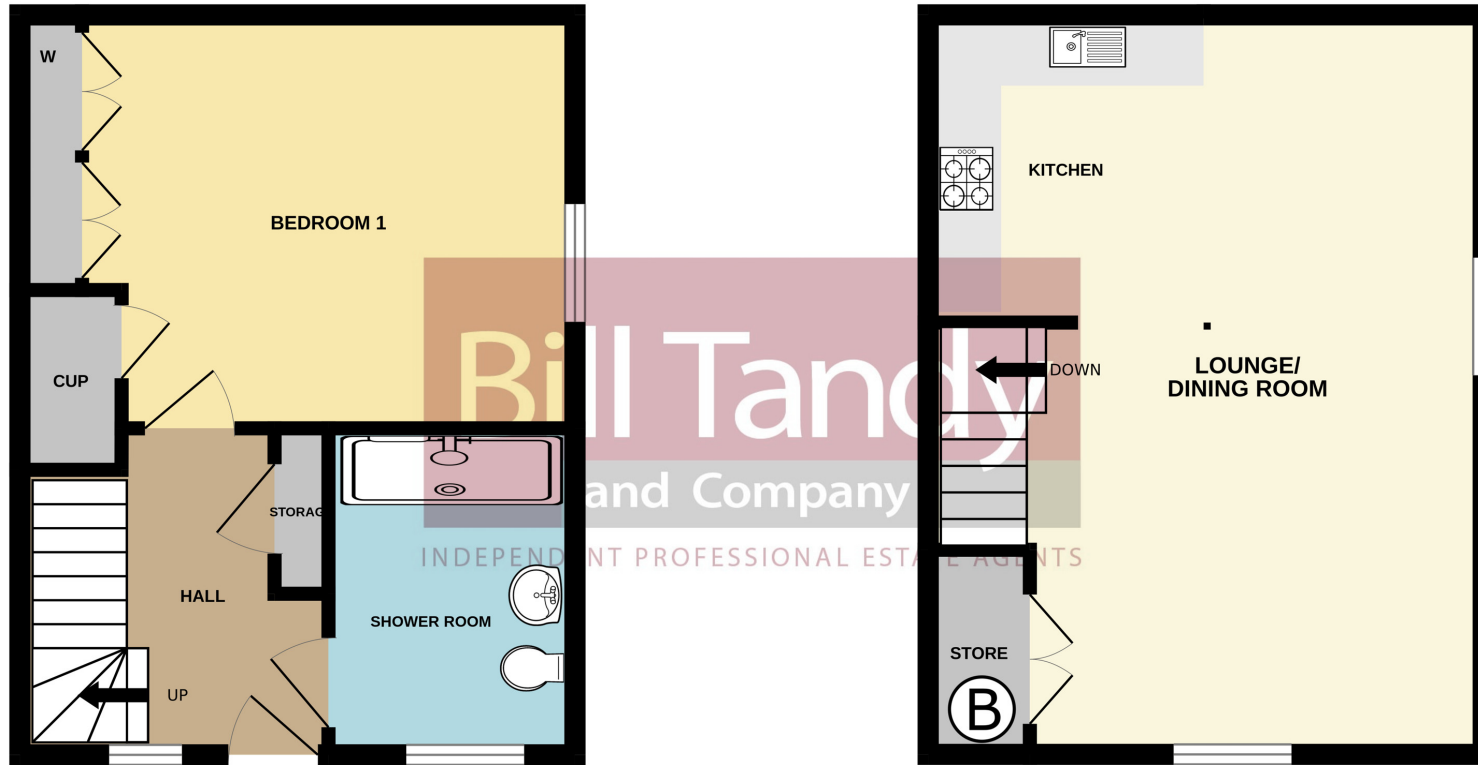
## VIEWING

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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