

Bill Tandy  
and Company

5 Wakelin Way, Lichfield, Staffordshire, WS13 6UG

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

# £285,000

Bill Tandy and Company are delighted in offering for sale this recently built David Wilson home, located on the highly sought after development of Darwin Park with the feature Cathedral View, and being within walking distance of both Waitrose and the Inkwel pub. The property itself would be an ideal investment or first time purchase and needs to be viewed to be fully appreciated. The accommodation comprises reception hall, guests cloakroom, lounge/dining room, modern kitchen, two first floor bedrooms and modern bathroom. Externally there is a garden to the side, and there are two allocated parking spaces located within the designated parking area to the right hand side of the property.



### RECEPTION HALL

approached via a composite front entrance door and having double glazed window to front, stairs to first floor, tiled floor, radiator and doors open to:

### GUESTS CLOAKROOM

having LVT floor, obscure double glazed window to front, radiator and suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

### LOUNGE/DINING ROOM

4.92m max x 3.69m max (16' 2" max x 12' 1" max) having useful under stairs storage cupboard, two radiators and double glazed French doors provide access to the side garden.

### MODERN KITCHEN

having double glazed window to side, LVT floor, modern high gloss base cupboards with square edged preparation work tops above with matching upstand splashback surround, wall mounted cupboards with under-cupboard lighting, inset stainless steel sink with drainer, inset Zanussi oven with four ring gas hob and extractor fan above, integrated appliances include fridge, freezer, washing machine and dishwasher and cupboard housing the Ideal Logic boiler.

### FIRST FLOOR LANDING

having useful storage cupboard and doors opening to:

### BEDROOM ONE

3.68m x 3.67m (12' 1" x 12' 0") having double glazed window to front, radiator and recess ideal for wardrobe.

### BEDROOM TWO

3.08m x 2.96m (10' 1" x 9' 9") having double glazed window to side, radiator and loft access.



### BATHROOM

2.25m max x 1.88m (7' 5" max x 6' 2") having LVT floor, heated towel rail and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C., and bath with shower screen, shower appliance over and tiled surround.

### OUTSIDE

Located to the right hand side of the property are two allocated parking spaces within the designated parking area for residents. To the side of the property is the main garden having lawn area, gated access to the front and fenced and walled surround.

### COUNCIL TAX

Band D.

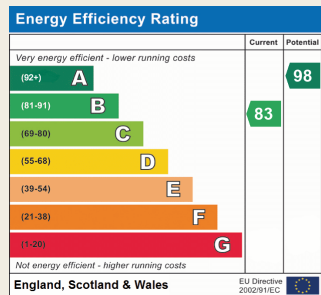
### SERVICE CHARGE

We understand there is a development charge of approximately £140.00 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.



## FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



## 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](mailto: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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