

Blakeman Way

Darwin Park, Lichfield, WS13 8FH

John
German





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£750,000

This beautifully appointed detached family home is situated within a private gated development in the Darwin Park area of Lichfield and offers five generous bedrooms, three reception rooms, two bathrooms, en-suite, detached double garage and a recently landscaped garden.



Presented to a high standard of finish throughout is this beautifully appointed, five bedroom, detached family home located on Blakeman Way which is a private gated development within the popular Darwin Park area of Lichfield. From the property, you can stroll through Cathedral Walk into Lichfield's city centre and enjoy the range of pubs, bars, restaurants and independent shops.

This family home is ideally positioned for growing families, with secured gated entry, the nearby Beacon Park and a children's play area only a short walk away. For schooling, this property falls within the catchment area for Christchurch C of E Primary School and for secondary, it is the Friary High School off Eastern Avenue. For commuters, nearby road links include the A461, A5, A38 and M6 toll road, plus regular rail services to Birmingham, London, Manchester and much more, serviced by Lichfield's two train stations.

This family home is set over three floors and comprises of a welcoming reception hallway with stairs rising to the first floor and doors leading off into the study, lounge and dining kitchen. The study provides a great place for those looking to work from home and offers attractive views over the front garden.

The lounge has a uPVC double glazed bay window to the front aspect and a stylish media wall with recess for TV and electric fire below. Leading on the rear of the property, is the recently extended dining kitchen which boasts a beautifully presented, two-tone high gloss kitchen with breakfast bar area and several integrated appliances. Natural light floods this space thanks to the roof lantern and glazed French doors which lead out onto the rear garden.

From the kitchen, a door leads into the spacious second reception room with carpeted flooring, a roof lantern and uPVC double glazed French doors to the rear, allowing direct access out to the garden. Completing the downstairs accommodation is the guest cloakroom and useful utility room, having space for a washing machine, tumble dryer and a door out to the side.

To the first floor, there are three spacious double bedrooms, all with built-in wardrobes and the master bedroom further benefitting from its own recently refitted en-suite bathroom. Completing the first floor is the modern family bathroom which comprises white panelled bath, large double shower, low level WC, wash hand basin, shaving point, part tiled walls and uPVC double glazed obscured window.

To the second floor, there are two further double bedrooms, both benefitting from built-in wardrobes and having uPVC double glazed windows to the front aspect, plus velux skylights to the rear. There is an additional family bathroom comprising panelled bath, low level WC, wash hand basin and velux skylight to the rear.

To the front of the property, there are attractive front and side gardens, plus a tarmac driveway providing parking for up to six vehicles and access into the detached double garage. To the side, there is a gate leading to the rear garden which is predominantly laid to lawn and a patio leading to a seating area perfect for summer entertaining.

A new boiler was installed in 2020.

The private road has a charge of approximately £300 per annum.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

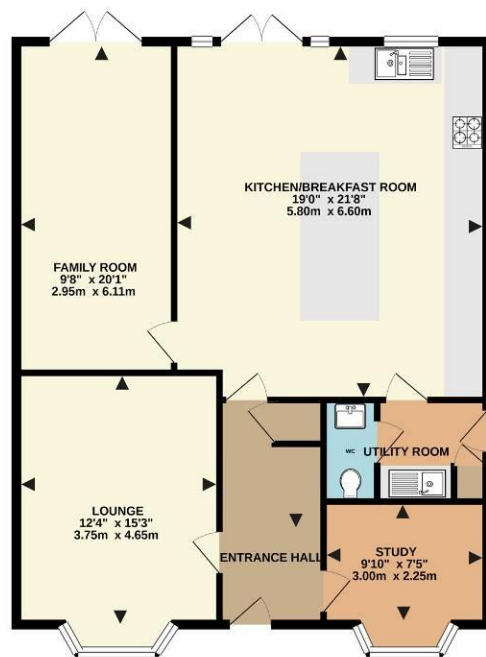
Our Ref: JGA/05082021

Local Authority/Tax Band: TBC / Tax Band F

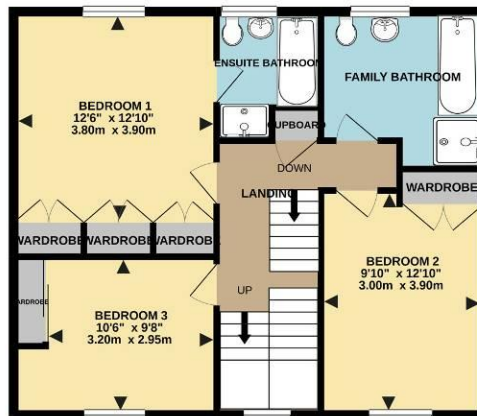




GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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