

# Blakeman Way

Lichfield, WS13 8FH

John   
German





# Blakeman Way

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Offers Over £750,000

An executive 5 bedroom detached family home located within Blakeman Way, a private gated road within the popular Darwin Park area of Lichfield



John German are proud to present this superbly appointed detached family home situated within the highly desirable gated road of Blakeman way, which is a private gated road within the popular Darwin Park area of Lichfield.

From the property's desirable location you can stroll through Cathedral Walk into Lichfield city centre and enjoy the range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. There are two railway stations providing services to Birmingham, London Euston and many more, and nearby road links include the A51, A38 and M6 Toll Road.

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 local 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.

Internally the property comprises of newly fitted composite entrance door with glazed side panels opening into the welcoming hallway with tiled flooring, carpeted stairs rising to the first floor landing with useful under stairs storage cupboard, radiator and doors leading off to the guest cloakroom, kitchen/diner and three reception rooms.

The guest cloakroom comprises of low-level WC, wash hand basin with tiled splashback, ceiling light point and extractor fan.

The smallest of the three reception rooms is currently being used as a study with UPVC double glazed bay window to the front aspect, wooden flooring, and a ceiling light point. This is a very versatile room and could be used as a playroom, study or even snug.

The living room has carpeted flooring, two ceiling light points, feature log effect gas fire, and double glazed patio doors & windows opening out to the rear garden.

The dining room has a UPVC double glazed bay window to the front aspect, wooden flooring and a ceiling light point.

The generously sized kitchen/diner benefits from a recently re-fitted kitchen having a range of matching wall and base units with quartz work surfaces over, tiled splashbacks and a range of fitted kitchen appliances. There is space for a dining table and chairs, there are spotlights to the ceiling, double glazed windows to the rear and patio doors opening out to the rear garden.

A door leads from the kitchen into the utility room having again matching wall and base units with inset sink and drainer along with space and plumbing for a washing machine and tumble dryer, and door leading out to the side of the property.

Upstairs, a carpeted galleried landing has doors leading off into the bedrooms and family bathroom.

There are five bedrooms in total, four generous doubles with two having their own en-suite shower rooms, and the fifth bedroom being a generous sized single.

The family bathroom comprises of panelled bath, fully tiled shower cubicle, low level WC, wash hand basin, radiator, extractor fan, airing cupboard, chrome heated towel rail and an obscured double glazed window to the side aspect.

Outside, the property is approached via a secure gated driveway from Blakeman Way leading to this private section of the road. Benefitting from a generous tarmac driveway in front of the detached double garage with remote operated up and over door, power and lighting, lawned front garden and a pathway leading to the front door.

To the rear of the property is a fully enclosed landscaped garden with two patio seating areas ideal for entertaining with family and friends, and a lawned garden with mature borders with a variety of different plants, trees and shrubs.

Please note there is an annual charge of £465.36 for the private road.

**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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA20112023

**Local Authority/Tax Band:** Lichfield District Council / Tax Band G







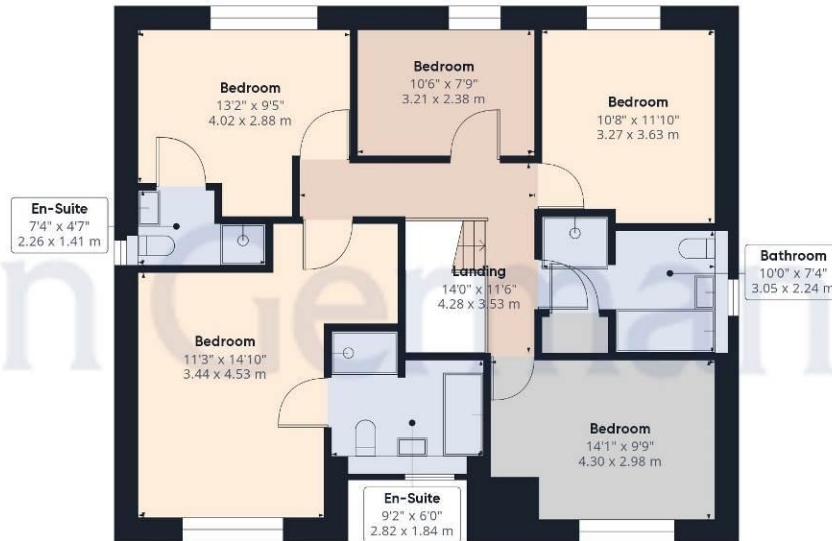








Ground Floor



Floor 1

Approximate total area<sup>1)</sup>

1924.33 ft<sup>2</sup>

178.78 m<sup>2</sup>

Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### 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		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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