

Wakelin Way

Lichfield, WS13 6UG



John German 

An attractive semi-detached family home located on a desirable modern development of homes within easy reach of Lichfield city Centre and being offered to the market with no upward chain.



£400,000

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John German are delighted to offer to the market this three-bedroom semi-detached family home built by David Wilson Homes in 2021. This impressive contemporary home sits proudly on the recently built David Wilson Homes site in Lichfield. Cathedral Walk is located nearby that leads you to The Bowling Green pub and into the City Centre itself, home to a range of boutique shops, cosy cafés, markets, pubs and a variety of restaurants there are a generous range of amenities nearby, including the picturesque Beacon Park, various highly rated primary and secondary schools, as well as Lichfield City train station providing direct links to Birmingham and other destinations.

Internally the property comprises of front facing composite entrance door opening into the entrance hallway with wooden effect flooring and a door's leading off into the guest cloakroom and Entrance Hall, the living room is fitted with a front facing uPVC double glazed window to the front aspect, window to the side aspect and a useful understairs storage cupboard, there is a door from the rear of the living room leading into the inner hallway with carpeted stairs rising to the first floor and a door opening into the kitchen/diner. The beautifully appointed kitchen/diner is fitted with a modern range of wall and base units with worksurfaces over, a inset stainless steel sink with chrome mixer tap and a range of integrated kitchen appliances, there is a UPVC double glazed window to the rear aspect and French doors opening out to the rear garden.

Upstairs on the first floor there are two spacious double bedrooms both of which are serviced by the modern family bathroom and further stairs rise to the second floor where you will find the generous master suite with its own en-suite shower room. Outside to the front of the property is a double length tarmac driveway providing off-road parking for ample vehicles, leading to the single garage with up and over door along with power & Lighting, and rafter storage. To the rear of the property is generously sized enclosed garden with paved patio and a lawned garden.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Driveway and Garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band D

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

Our Ref: JGA23122024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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