

# Wakelin Way

Lichfield, WS13 6UG

John German





# Wakelin Way

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£230,000

An attractive modern one-bedroom townhouse built by David Wilson Homes in 2020, being freehold, having its own private garden and being offered to the market with no upward chain.

This impressive contemporary one-bedroom 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 entrance door opening into the welcoming hallway with laminate wooden effect flooring, carpeted stairs rising to the first-floor landing, and doors off into the bedroom, family shower room and store cupboard housing space for a washing machine or tumble dryer.

The spacious bedroom has a uPVC double glazed window to the side aspect, fitted wardrobes, and access into the useful under stairs storage cupboard.

The modern family shower room has an obscured UPVC double glazed window to the front aspect, chrome style heated towel rail, low level WC, wash hand basin, and double shower cubicle with electric shower.

Upstairs on the first floor there is a stunning open plan kitchen/living/dining space which extends to the whole of the first floor, the kitchen enjoys a range of matching wall and base gloss units with inset sink unit, inset cooker with gas hob, stainless steel splashback and extractor, integrated dishwasher and space for a freestanding fridge freezer. There is also ample space for a dining table and settee.

Outside, the property enjoys its own enclosed garden located to the left-hand side of the property accessed via a gate. It has a paved area with additional decking patio within a fenced and wall surround, and a variety of potted plants. There is an allocated parking space located to the right hand side of the property.

**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:** Traditional

**Parking:** Allocated parking space

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:**

See Ofcom link 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 B

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

**Our Ref:** JGA/18062025









Ground Floor



Floor 1

John German

Approximate total area<sup>(1)</sup>  
415 ft<sup>2</sup>  
38.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS (PM5 3C) standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## John German

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