

Blakeman Way

Lichfield, , WS13 8FH

John
German





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£825,000

An executive detached family home positioned in a private gated road within the cathedral city of Lichfield.



John German are delighted to offer this superbly presented five bedroom detached family home located off a private gated road within the popular Darwin Park area of Lichfield. From this desirable location you can stroll through Cathedral Walk into Lichfield's 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 Bromsgrove, Birmingham, London Euston and many more, and nearby road links include the A51, A38 and M6 Toll Road. Ideally positioned for growing families having a secured gated entry, 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 P Primary School and for secondary, it is the Friary High School off Eastern Avenue

This warm and inviting family home comprises of a grey composite entrance door with glazed side panels opening into the welcoming reception hallway with wooden effect flooring and carpeted stairs rising to the first floor. Doors lead off to the study, living room, dining room, guest cloakroom and breakfast kitchen.

The study is the first of three fantastic versatile reception rooms, ideal as a place for those looking to work from home, however, would make a great snug or games room. The spacious living room has wooden effect flooring, log burning stove providing a great focal point, two side facing windows and doors leading out to the rear garden. The third and final reception room is the formal dining room with wooden effect flooring and window to the front aspect.

The breakfast kitchen is a fitted with a matching range of wall and base units with granite worksurfaces over, tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, a range of integrated appliances, tiled flooring, both spotlights and a ceiling light point. Leading off is a practical utility room.

Upstairs on the first floor there is a galleried landing with doors off leading to five spacious bedrooms, four of which are double sized rooms and one smaller bedroom ideal as a single bedroom, dressing room or even study. Two of the bedrooms benefit from en suite shower rooms and completing the first floor is the well appointed family bathroom.

To the front of the property, there is a tarmac driveway providing off-road parking for multiple vehicles with access into the detached double garage. To the side of the garage a gate leads to the rear that has fantastic wooden built home office along with private gardens having two patio seating areas, perfect for summer entertaining, a large Astro-turf area and a decked seating area.

Agents notes: There is an annual service charge payable to Lichfield Waters Management (Residents owned company) of approximately £330 per annum. Some of the photos are from previous marketing.

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

Property construction: **Parking:** Drive **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 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 G

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

Our Ref: JGA/17042024

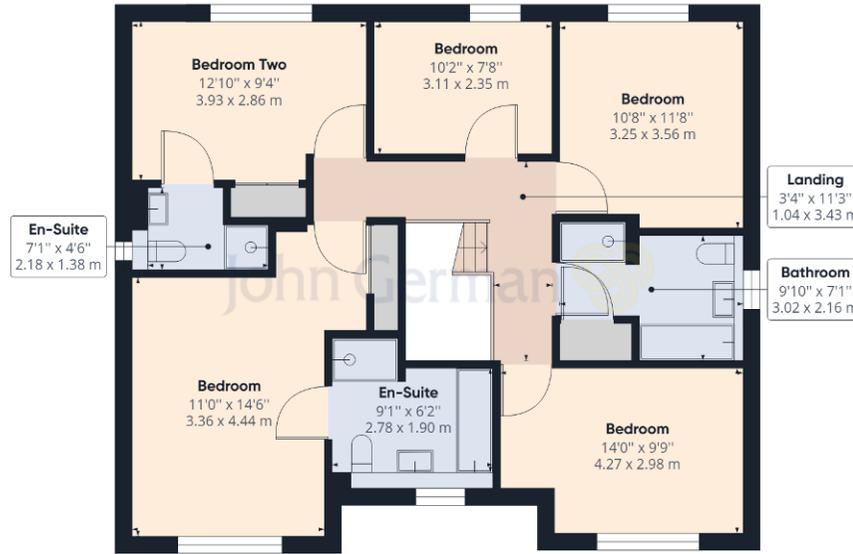
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2174.45 ft²

202.01 m²

(1) 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		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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