

Walnut Walk

Darwin Park, Lichfield, WS13 8FA

John German



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£425,000

An attractive three storey semi-detached family home situated in a delightful position overlooking Mill Pond and surrounding green spaces within the ever desirable Darwin Park area of Lichfield.

John German are delighted to offer to the market this superbly appointed four bedroom, three storey family home located on Walnut Walk within the ever popular Darwin Park area of Lichfield. From the property, you can stroll through Cathedral Walk into Lichfield's city centre and enjoy the extensive range of pubs, bars, restaurants and boutique independent shops. The nearby Beacon Park and a children's play area are 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.

Internally the property comprises entrance door opening into the welcoming hallway with a modern style of flooring, carpeted stairs rising to the first-floor landing and internal doors leading off into the two piece fitted guest cloakroom, kitchen/diner and living room. The modern kitchen/diner comes complete with an extensive range of matching wall and base units with worksurfaces over, undercabinet lighting, and various freestanding kitchen appliances. There are three ceiling light points, a modern grey style of flooring and a uPVC double glazed bay window to the front aspect. Positioned at the rear of the property is the spacious living room with carpeted flooring, two ceiling light points, uPVC double glazed window to the rear aspect, along with uPVC double glazed French doors opening out to the rear garden.

Upstairs on the first-floor landing there are three bedrooms; two generous doubles both with fitted wardrobes, carpeted flooring and neutral décor, and one smaller single bedroom ideal as a home office or nursery. Also on the landing are two storage cupboards and a modern family bathroom. Stairs then rise from the landing to the second floor where you are greeted by the impressive master bedroom having a uPVC double glazed window to the front aspect, carpeted flooring, two built in wardrobes, and a modern en-suite shower room.

Outside, to the front of the property there is a delightful seating area to the front aspect looking over the open green area and the Mill Pond. To the rear of the property is an enclosed garden with a large patio seating area and space for a variety of plants, trees and shrubs. A side gate leads to the garage and parking area which is accessed from the rear and located immediately to the right hand side of the property. The garage has an up and over door with power and lighting.

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:** Garage & parking area.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** 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 D

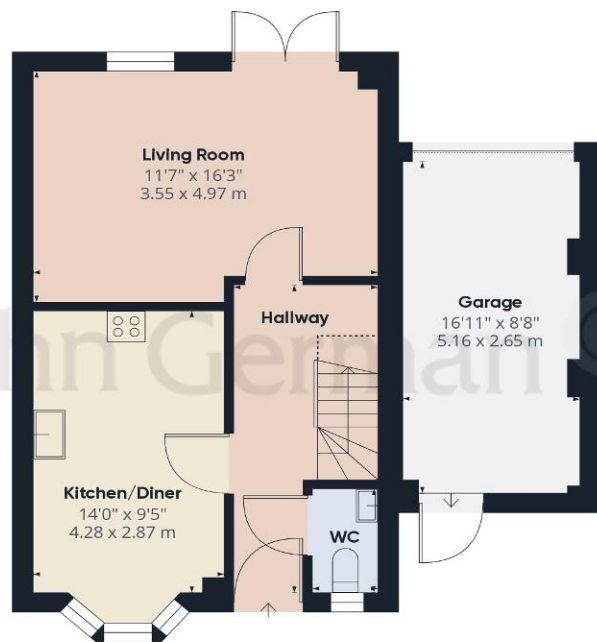
Useful Websites: www.gov.uk/government/organisations/environment-agency www.lichfielddc.gov.uk

Our Ref: JGA/24032025

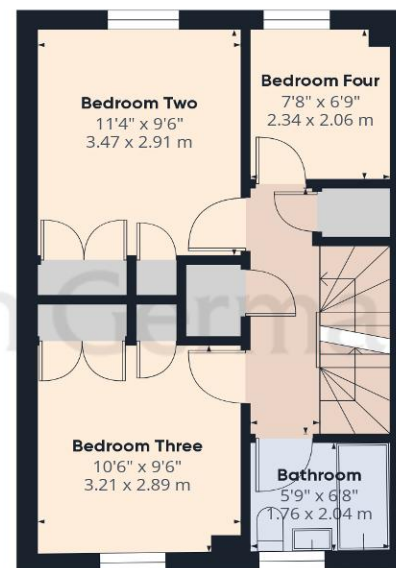
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1186.39 ft²

110.22 m²

Reduced headroom

9.53 ft²

0.88 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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