

Wakelin Way
Lichfield, WS13 6UG



A modern three-bedroom semi-detached family home located on the ever-popular David Wilson site in Lichfield.

£375,000



John German

John German are delighted to offer to the market this modern 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 entrance door opening into the welcoming hallway with laminate flooring, and internal doors leading off into the guest cloakroom and living room. The Guest cloakroom comprises of low level WC, wash hand basin with tiled splashbacks and a ceiling light point. The living room has carpeted flooring, UPVC double glazed window to the front aspect, useful understairs storage cupboard, two ceiling light points, and a door opening into the inner hallway, with carpeted stairs rising to the first floor landing, and a door opening into the kitchen/diner fitted with an extensive range of matching hi-gloss wall and base units with laminate worksurfaces over, and a range of integrated appliances along with two ceiling light points, UPVC double glazed window to the rear aspect and UPVC double glazed French doors leading out to the rear garden.

Upstairs on the first floor landing there are three bedrooms, two doubles and one smaller single bedroom ideal as a home office or study, the master bedroom benefits from its own en-suite shower room and a modern family bathroom servicing the other two bedrooms.

Outside the property has a small garden with a variety of plants, and shrubs along with a paved path leading to the front door, to the side of the property is a tarmac driveway providing ample of off-road parking and to the rear of the property is an enclosed rear garden laid mainly to lawn with a patio seating area.

- Agents notes:** There is an annual estate charge which is currently £169.65
- 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:**
- Parking:**
- Electricity supply:**
- Water supply:**
- Sewerage:**
- Heating:**
(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
- Our Ref:** JG

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		
81-91	B	84 B	96 A
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS.UK

John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

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 any 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent