



Wakelin Way
Lichfield WS13 6UG

for sale offers in the region of
£300,000



Property Description

*** CONNELLS ARE PLEASED TO PRESENT A TWO BEDROOM SEMI DETACHED HOME SITUATED IN THE POPULAR ARE OF THE WAITROSE ESTATE WITHIN THE BEAUTIFUL CITY OF LICHFIELD***

Calling all first time buyers! An opportunity to own your own home has arisen in this well presented two bedroom family home. The location is perfect for a short walk into the city centre, with a host of lovely independent bars and restaurants, shops, and open spaces.

Welcome to Wakelin Way, a fantastic semi detached home offering great living space and in perfect condition - ready to move in!

The property consists of a kitchen, guest w/c and lounge to the ground floor. To the first floor there are two good sized bedrooms and a family bathroom. Outside you will find a pleasant rear garden and parking with electric charging point.

****TWO DOUBLE BEDROOMS****

****ELECTRIC CHARGING POINT WITH PARKING****

****NO ONWARD CHAIN****

****RECENTLY RENNOVATED – READY TO MOVE IN****

****GREAT STARTER HOME****

****SHORT WALK TO CITY CENTRE****

Entrance Hall

Guest W/C

Kitchen

10' 2" x 5' 7" (3.10m x 1.70m)

Lounge

13' 2" MAX x 12' 8" MAX (4.01m MAX x 3.86m MAX)

First Floor Landing

Bedroom One

12' 8" x 8' 3" (3.86m x 2.51m)

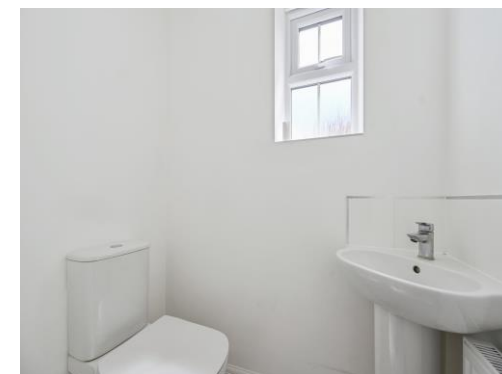
Bedroom Two

12' 8" MAX x 8' 4" MAX (3.86m MAX x 2.54m MAX)

Family Bathroom

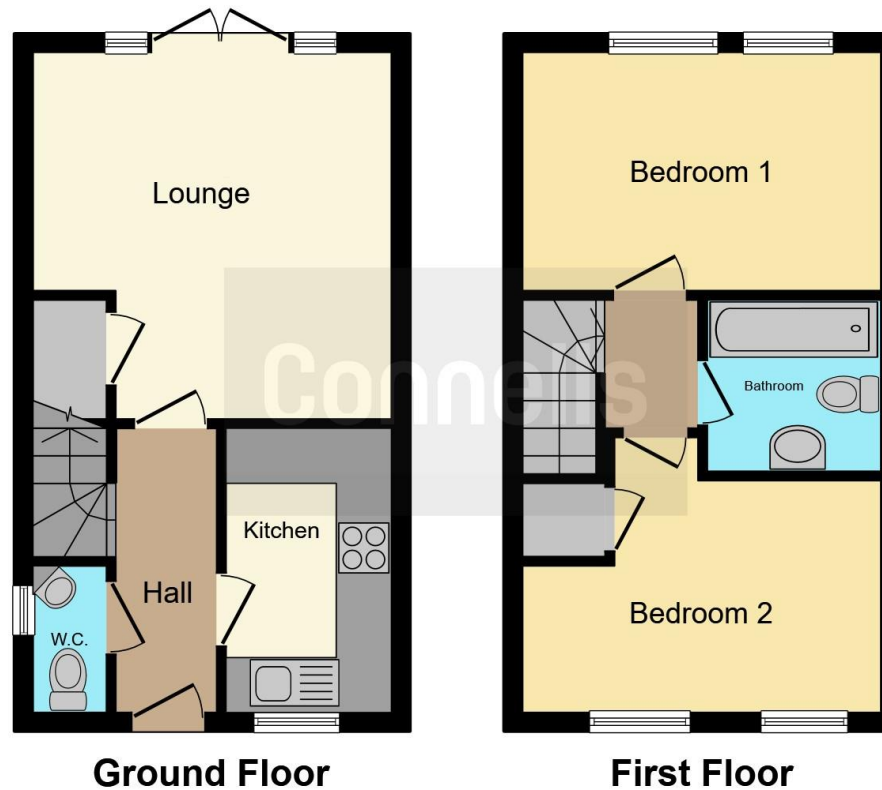
Front And Rear Garden

Electric Charging Point









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311563



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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