



Connells

Wakelin Way
LICHFIELD

Wakelin Way LICHFIELD WS13 6UG

for sale offers in the region of
£415,000



Property Description

Welcome to Wakelin Way, set within Darwin Park, one of Lichfield's most sought after areas, with easy access to Lichfield's City Centre and all of its super amenities, such as Beacon Park, various bars/restaurants and Lichfield City train station (offering a direct link to Birmingham), as well as being walking distance to a Waitrose whilst and even sitting within close proximity to both the highly rated Christ Church C Of E primary school and The Friary secondary school.

The accommodation is set across three floors, with a wonderful living room bathed in natural sunlight, a stunning full width contemporary kitchen/diner and guest WC all to the ground floor, whilst the first floor is home to the second and third double bedrooms and stunning main family bathroom, before reaching the second floor that is dedicated entirely to a magnificent dual aspect Master suite and a contemporary en-suite shower room. A charming frontage offers a double tandem driveway, access to a garage and of course the more than pleasant landscaped rear garden being fully enclosed.

This home ticks just about every box. We must advise booking in a viewing at your very earliest convenience.

****NO ONWARD CHAIN** **STUNNING AND VERY SPACIOUS FAMILY HOME** **UBER MODERN THROUGHOUT WITH DOUBLE BEDROOMS AND LARGE LIVING AREAS** **CLOSE TO MANY LOCAL AMENITIES AND TRAVEL LINKS** **CALL CONNELLS**

TODAY TO BOOK YOUR VIEWING SLOT**

Hallway

A front facing composite door opens to the entrance hall, fitted with a radiator and wood effect flooring.

Living Room

11' x 14' 10" (3.35m x 4.52m)

A beautifully presented and spacious living room is fitted with a front facing UPVC double glazed bay window, further side facing UPVC double glazed window, two radiators, a wall mounted thermostat and a built in storage cupboard.

Modern Kitchen Diner

10' 7" x 15' 3" (3.23m x 4.65m)

A fabulous kitchen/diner is fitted with a contemporary range of built in base cabinets and wall units whilst a stainless steel sink with chrome mixer tap is set into the work surface. There is a range of integrated appliances, including a washing machine, dishwasher, refrigerator/freezer, oven and four ring gas hob with extractor hood above. The room is fitted with a radiator, wood effect flooring, rear facing UPVC double glazed window and rear facing UPVC double glazed French doors leading out to the garden.

Ground Floor Wc

The guest WC is fitted with a low level flush WC and a pedestal wash-hand basin with chrome mixer tap.

First Floor

Study Area

Ample area for study desk or landing furniture.

Bedroom Two

8' 6" x 13' 7" (2.59m x 4.14m)

A second good size double bedroom is fitted with a radiator and rear facing UPVC double glazed window.

Bedroom Three

8' 6" x 11' 10" (2.59m x 3.61m)

A third double bedroom is fitted with a radiator and front facing UPVC double glazed window.

Family Bathroom

A very attractive and contemporary bathroom is fitted with a white suite, including a low level flush WC, pedestal wash-hand basin with chrome mixer tap and a paneled bath, also with chrome mixer tap and separate shower over. There is also a wall mounted heated towel rail, a rear facing UPVC double glazed window and a wood effect flooring whilst the walls are partially tiled.

Second Floor

Master Bedroom

11' 4" x 20' 5" (3.45m x 6.22m)

The second floor is dedicated to a truly superb Master bedroom, benefiting from a dual aspect courtesy of the front facing UPVC double glazed window and two rear facing UPVC double glazed skylights, allowing

plenty of natural light to flood the room and providing far-reaching views over all three spires of Lichfield Cathedral. The room is also fitted with two radiators, a wall mounted thermostat and a loft access hatch, whilst a door leads through to the en-suite.

En-Suite

Another very attractive room, the en-suite shower room is fitted with a contemporary white suite, including a low level flush WC, pedestal wash-hand basin with chrome mixer tap and a shower enclosure with Mira shower. There is also a wall mounted heated towel rail, rear facing UPVC double glazed skylight and a wood effect flooring, whilst the walls are partially tiled.

Driveway

Double tandem driveway to side aspect, access via a dropped kerb.

Garage

A front facing up-and-over garage doors opens to a single garage, fitted with lighting, power and rafter storage. The flooring within the garage has also been painted to a high standard.

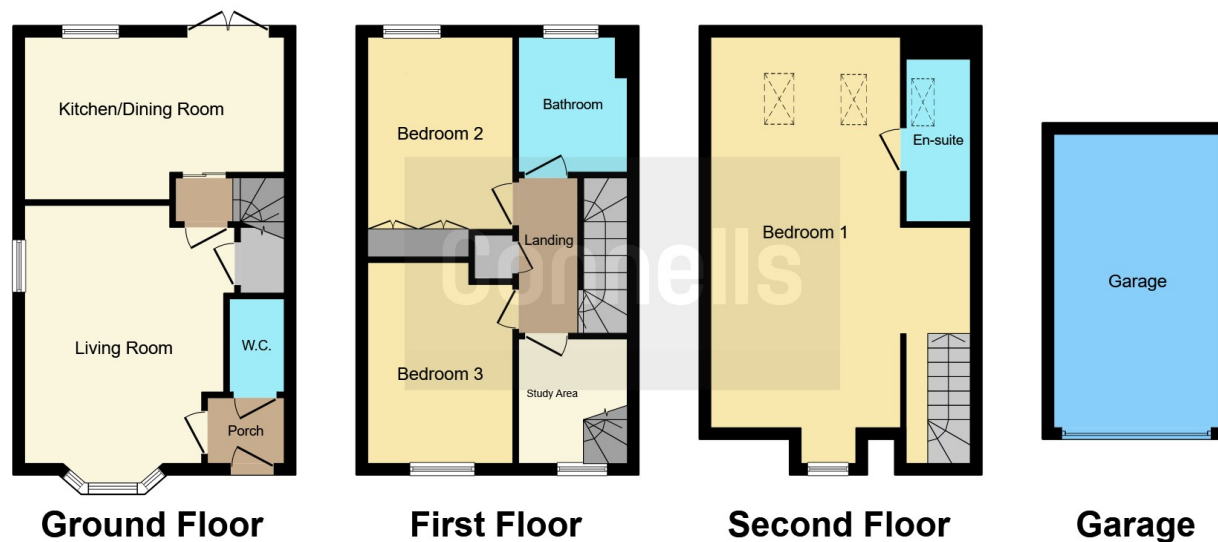
Pleasant Rear Garden

Consisting of a slab paved patio to the property's nearest side and a pristine lawn lying beyond. A graveled bed sits to one side of the lawn, housing a good size garden shed and a further slab paved patio, providing the ideal home for outdoor furniture. The rear garden also benefits from having a water 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

T 01543 262 376
E lichfield@connells.co.uk

11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LFD311696



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LFD311696 - 0002