



20 Wakelin Way,  
Lichfield WS13 6UG

Downes & Daughters  
ESTATE AGENCY

20 Wakelin Way,  
Lichfield WS13 6UG  
£415,000

An elegant three bedroom, semi-detached family home on this select David Wilson development, in a highly coveted corner of Lichfield, with the rare benefit of Cathedral views to the front and glimpses of Lichfield's rural fringe to the rear. Immaculately presented throughout, in a tasteful contemporary style, the accommodation offers spacious and flexible living spaces over three floors, with the star of the show being a wonderfully opulent principal bedroom suite. Having benefitted from a number of updates by the current owners the accommodation comprises: Entrance hallway, guest cloakroom, double aspect living room, inner hallway and showpiece kitchen diner on the ground floor, whilst the upper floors boast that impressive principal bedroom with en suite shower room, attractive 'study' landing space, two further bedrooms and a family bathroom. Externally the property occupies an easily accessible position within easy reach of the City Centre, Waitrose and Christchurch Primary School. This perfect home also has the benefit of private driveway parking with EV charger, single garage and beautifully landscaped rear garden.

Viewing is essential to appreciate the attractive nature of this property, its contemporary presentation and its enviable position within this landmark David Wilson development.

**GROUND FLOOR**

Entrance Hallway • Guest Cloakroom • Double Aspect Living Room • Inner Hallway • Showpiece Kitchen Diner With Access To Rear Garden

**FIRST FLOOR**

Elegant Landing With Airing Cupboard • Bedroom Two • Bedroom Three • Family Bathroom • Open Landing Study Space & Stairs Rising To Second Floor

**SECOND FLOOR**

Stairs Rise Directly In To Opulent Double Aspect Principal Bedroom Suite • Views Towards Lichfield Cathedral To The Front & Rural Views To The Rear • Suite Shower Room

**OUTSIDE**

Private Driveway Parking With EV Charger • Single Garage • Gated Side Access • Stylish Rear Garden • Patio & Decked Seating Areas • Manicured Lawn With Raised Sleeper Borders

**FURTHER INFORMATION**

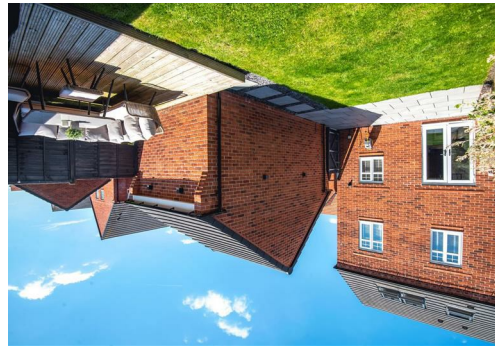
Freehold (TBC By Solicitor) • Energy Rating B • Council Tax Band D • Upvc Double Glazing • Gas Central Heating • All Mains Services







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Environmental Impact (CO <sub>2</sub> ) Rating	
Client	Downes &
Rating	A
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 pphs)	
EU Directive 2002/91/EC	
More environmentally friendly - higher CO <sub>2</sub> emissions	
A	(92 pphs)
B	(91-91)
C	(89-89)
D	(88-88)
E	(38-4)
F	(21-38)
G	(1-20)

Energy Efficiency Rating	
Client	Downes &
Rating	85
Very energy efficient - lower running costs	
EU Directive 2002/91/EC	
More energy efficient - higher running costs	
A	(92 pphs)
B	(91-91)
C	(89-89)
D	(88-88)
E	(38-4)
F	(21-38)
G	(1-20)