Walnut Walk

Darwin Park, Lichfield, WS13 8FA

An attractive four-bedroom semi-detached family home offered to the market with no onward chain situated in the ever-desirable location of Darwin Park.

£425,000

John German

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. 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; An entrance door opens 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 laminated worksurfaces over, and various freestanding kitchen appliances. There are two ceiling light points, modern wooden flooring, and a uPVC double glazed bay window to the front aspect.

Positioned at the rear of the property is the spacious lounge/diner with wooden 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 private off-road parking area in addition to a separate garage with additional parking space in front of the garage . 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 plus a shaped lawn.

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.
Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.
Property construction: Traditional
Parking: Drive and garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - 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: JGA/08042026

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.

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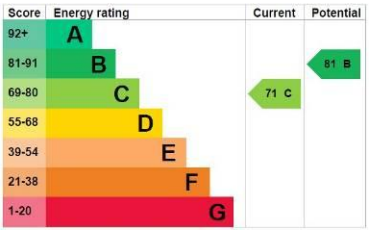

John German
22 Bore Street, Lichfield, Staffordshire, WS13 6LL
01543 419121
lichfield@johngerman.co.uk

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 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.

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