



Wakelin Way,  
Lichfield, WS13 6UG

Offers in Excess of £400,000

# Darwin Park, Lichfield

Offers in Excess of £400,000



Welcome to Wakelin way and this impressive 'Show Home' condition David Wilson home located in a quiet area of the Hallam Park development within easy reach of Lichfield City centre.

This generously proportioned family home is laid out across three floors and offers modern open-plan living alongside three double bedrooms and three bathrooms, ideal for any growing family.

The property is ideally located in a desirable position on the edge of the development within a short walk to Waitrose and Cathedral Walk leading into the centre of Lichfield.

Internally the property comprises of an entrance hallway with storage cupboard and a guest WC, a door leads into the integral garage where additional units have been added to create a laundry area housing appliance.

The open-plan kitchen/dining area is a fantastic entertaining space and perfect for families to dine and relax together.

The fitted kitchen comes complete with a five-ring Electrolux gas hob and electric oven, integral fridge/freezer and dishwasher and French doors opening out to the patio and rear garden. The stylish living room is located on the first floor along with a family bathroom and generous double bedroom that could make the perfect home office if required. On the top floor you will find the main bedroom with ample space for wardrobes, Velux windows and an en-suite shower room.

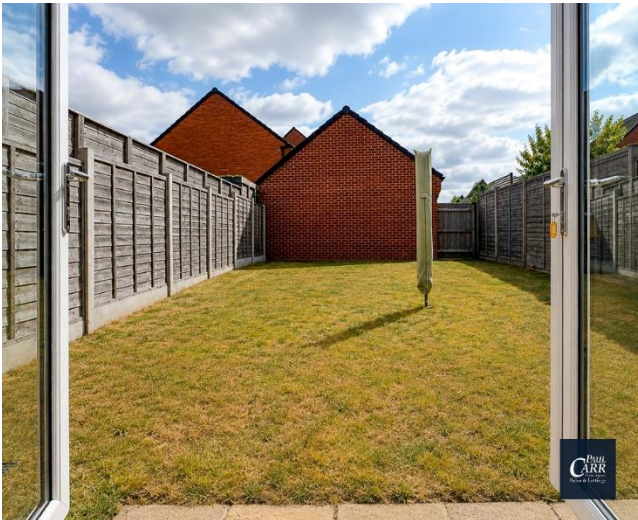
A further double bedroom and family bathroom complete the generous accommodation.

Outside to the front is a driveway, integral garage and small garden that could be altered to create further parking.

A side gate leads to the rear garden which is fully enclosed and ideal for families of all ages.

This lovely property is offered with No Onward Chain, call Paul Carr Lichfield to arrange a viewing today!





## Property Specification

'Show Home' Condition Three Storey Family Home  
Hallam Park Development by David Wilson Homes  
Driveway Parking & Garage  
Impressive Open-Plan Kitchen/Dining Area  
Three Double Bedrooms & Three Bathrooms

**Hallway**

**WC**

**Kitchen/Diner**  
4.69m (15'5") x 4.37m (14'4")

**Landing**  
2.74m (9') x 2.20m (7'3")

**Lounge**  
4.67m (15'4") x 3.32m (10'11")

**Bedroom 2**  
4.71m (15'5") x 2.72m (8'11")

**Bathroom**

**Bedroom 1**  
4.14m (13'7") x 3.32m (10'11")

**En-suite**

**Bedroom 3**  
4.12m (13'6") max x 2.66m (8'9")

**Shower Room**

**Garage**  
3.92m (12'10") x 2.57m (8'5")

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 27th August 2026

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

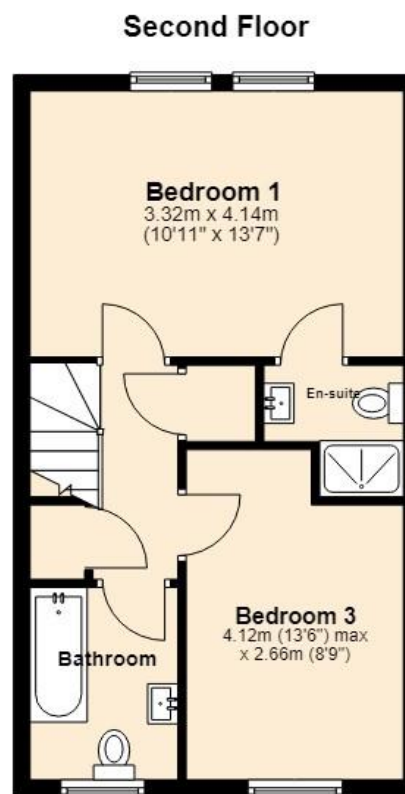
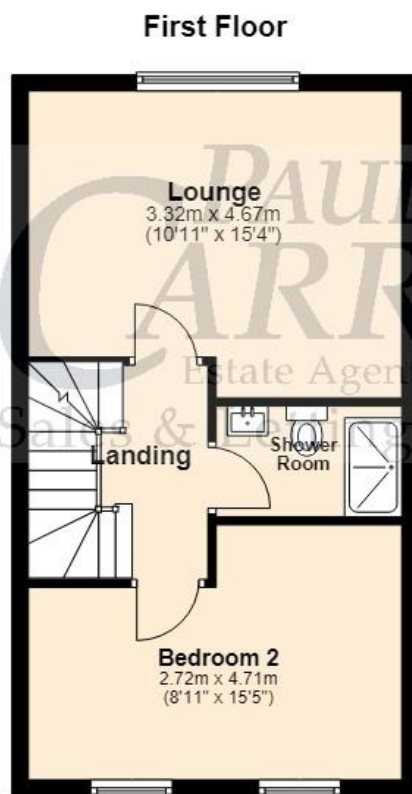
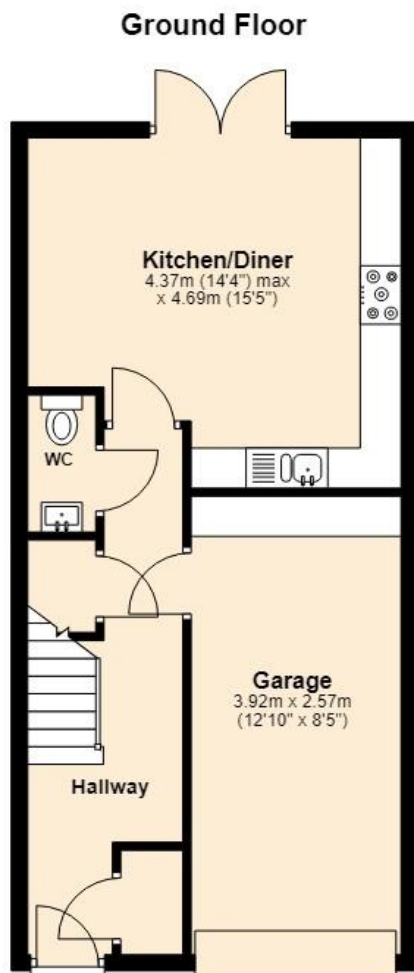
Services connected: Water, Drainage, Gas, Electric

Council tax band: D

Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

