



Wilkinson Drive,
Lichfield, WS14 0EB

£70,000

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Situated on Wilkinson Drive, on a quiet part of the Friary Meadow development in Lichfield is this immaculately presented two bedroom/two bathroom starter home available as a 25% share with an option to staircase up to 100% freehold ownership.

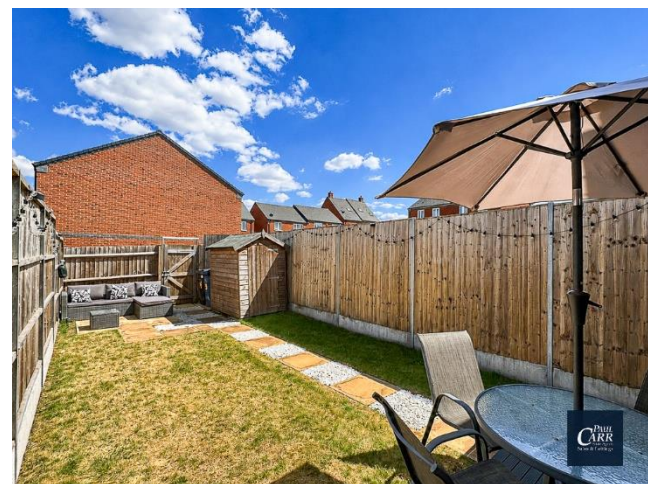
The internal accommodation comprises of a welcoming entrance hallway with guest W.C and a modern fitted kitchen.

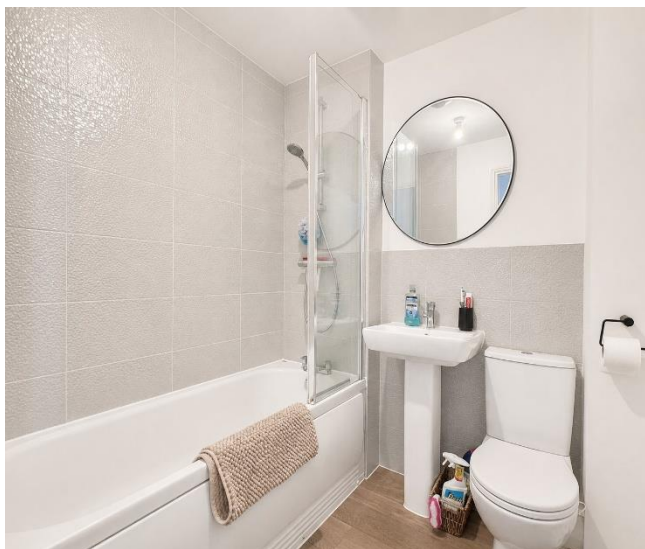
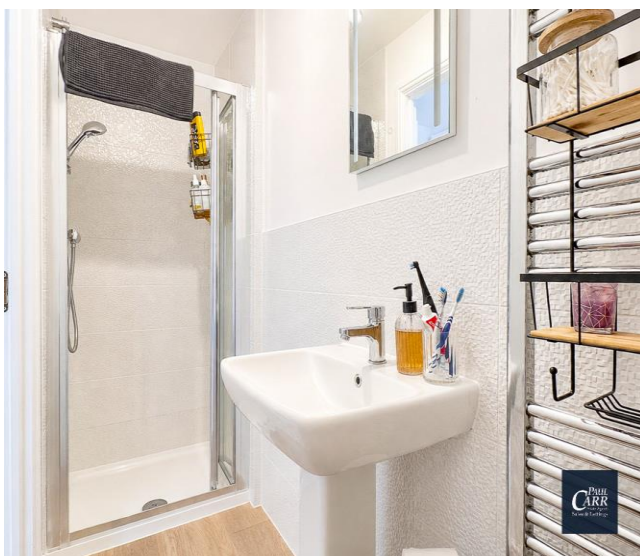
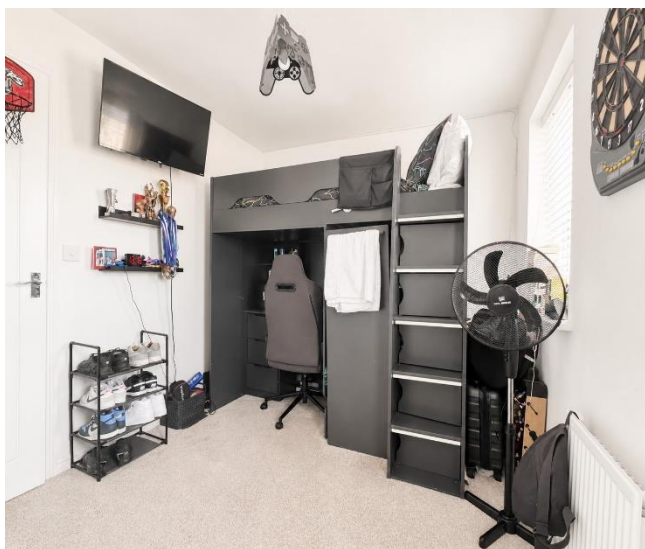
The spacious lounge/diner provides ample entertainment space for friends and family, with a large understairs storage cupboard and French doors leading out to the rear garden.

Upstairs off the landing is a family bathroom and two double bedrooms.

The main bedroom has an en-suite shower room and the second bedroom features a fitted storage cupboard. Outside is a private rear garden with a patio space, neatly maintained lawn, and gated rear access to the driveway offering private parking for two vehicles.

Call Paul Carr Lichfield for further information regarding the shared ownership criteria.





Property Specification

25% Shared Ownership
Immaculately Presented Modern Property
Two Allocated Parking Spaces
Sought After Friary Meadow Development
Walking Distance to Lichfield Centre

Hallway
3.00m (9'10") x 1.03m (3'4")

Kitchen
3.00m (9'10") x 1.85m (6'1")

Living Room
4.73m (15'6") x 3.99m (13'1") max

WC
1.84m (6') x 0.84m (2'9")

Landing

Bedroom 1
3.07m (10'1") x 2.97m (9'9")

En-suite
3.12m (10'3") x 0.92m (3')

Bedroom 2
3.99m (13'1") max x 2.57m (8'5")

Bathroom

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: 22nd July 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:

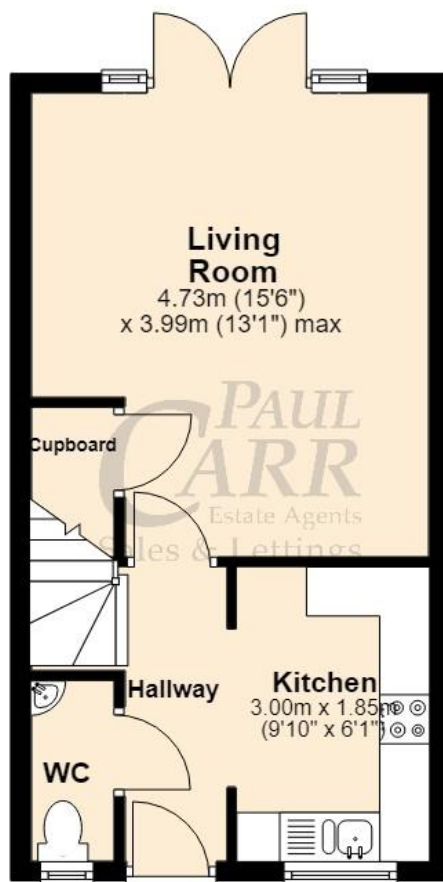
Services connected: Water Drainage, Gas, Electric
Council tax band: C
Tenure: Leasehold 119 years remaining, lease from 1st April 2021
Rent: £513.65 pcm
Service Charge: £36

Floor Plan

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

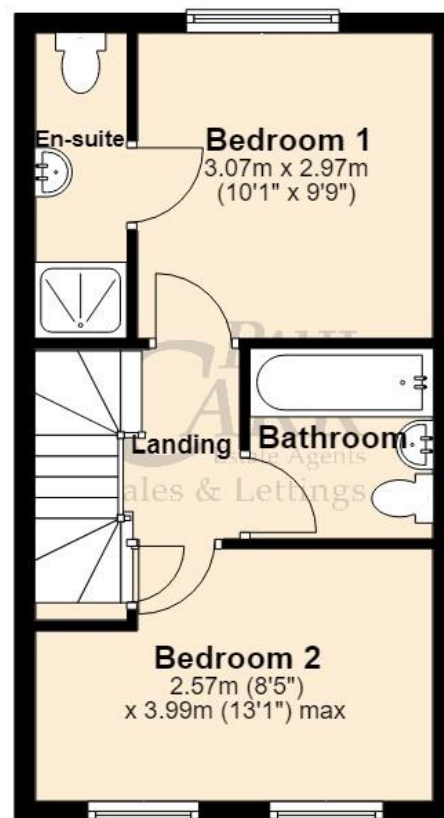
Ground Floor

Approx. 31.0 sq. metres (333.2 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.0 sq. feet)



Total area: approx. 62.3 sq. metres (670.2 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

