

# Thacker Drive

Darwin Park, Lichfield, Staffordshire, WS13 6NS



A superbly presented two bedroom first floor apartment situated within the desirable Darwin Park area of Lichfield.

£220,000

John German 

This well presented two bedroom, first floor apartment is located on Thacker Drive within the highly desirable Darwin Park estate of Lichfield. From this convenient location, it is a short walk to Waitrose supermarket and the popular Inkwell pub. Furthermore, you can stroll through Cathedral Walk into Lichfield's city centre and enjoy the range of boutique shops, cosy cafés, markets, pubs, and a vast array of restaurants including the One Michelin Star 'Upstairs by Tom Shepherd'. There are two railway stations providing services to Birmingham, London Euston and many more, and nearby road links include the A51, A38 and M6 Toll Road.

A spacious porch entrance has a front door opening into the hallway with doors off to the two bedrooms, bathroom, storage cupboard and open plan kitchen/dining/living room.

The spacious master bedroom has a uPVC double glazed window to the front aspect, large double fitted wardrobes, carpeted flooring and a refitted en-suite shower room.

Bedroom two is a further double bedroom with carpeted flooring, window to the front aspect and would also create an ideal home office or study.

The contemporary family bathroom comprises a low level WC, wash hand basin, white panelled bath with mains shower over, and an obscured uPVC double glazed window to the rear aspect.

The heart of the home is the impressive open plan kitchen/dining/living area reception room with window and Juliette balcony to the front aspect, part wooden style flooring and part tiled flooring along with a refitted kitchen having an extensive range of matching wall and base units with wooden worksurfaces over, tiled splashbacks, inset sink with drainer and mixer tap over, two windows to the rear aspect and space for various freestanding appliances.

Exterior - There is one allocated parking space with the apartment.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

999 years from 1/7/2004

Ground rent £150 per annum

Service charge currently £1771.43 per annum

Managing agents are Premier Estates Ltd

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** One allocated space

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - 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 C

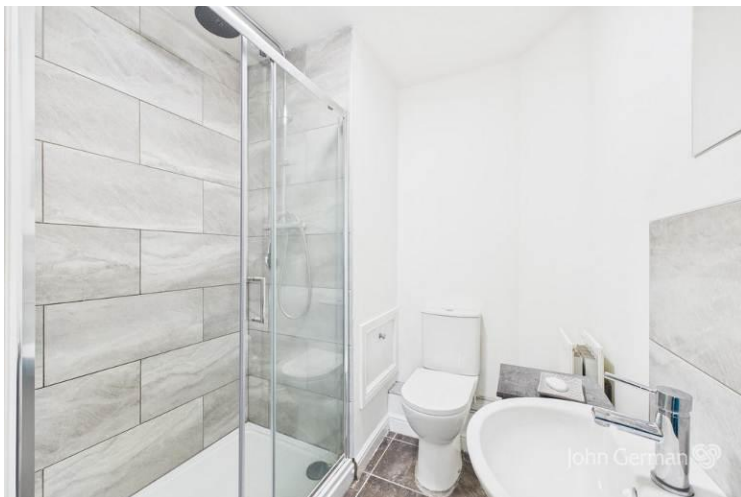
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/18062026

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



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#### Agents' Notes

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#### Referral Fees

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