PAUL CARR Estate Agents Sales & Lettings

Lichfield | 01543 221800 | Lichfield@paulcarrestateagents.Co.Uk



Wakelin Way, Lichfield, WS13 6UG

Offers in the Region Of £290,000

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Welcome to Wakelin Way and this well presented two-bedroom semi-detached property situated a short walk from the centre of Lichfield.

Ideal for first time buyers the property features an entrance hallway with guest cloakroom, a modern fitted kitchen and a spacious lounge/diner overlooking the garden.

Upstairs are two good-sized double bedrooms and the bathroom.

Outside to the rear is a larger than average, South facing, private garden.

A side gate leads to the driveway where parking is available for two cars.

Call Paul Carr Lichfield to arrange an appointment to view!







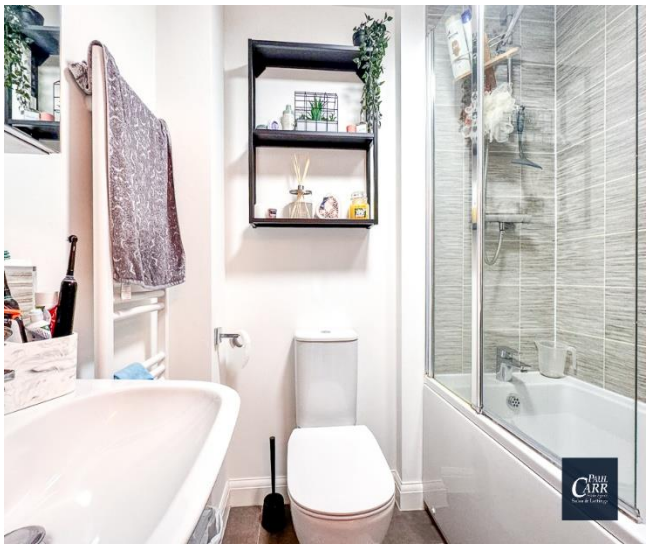














Property Specification

Very Well Presented Two Bedroom Semi-Detached House
Sought After Darwin View Development by David Wilson
Excellent Plot Size and Generous South Facing Rear Garden
Driveway for Two Cars
Ground Floor WC

Hallway

WC

Kitchen
3.05m (10') x 1.78m (5'10")

Lounge/Diner
3.99m (13'1") x 3.89m (12'9")

Landing

Bedroom 1
3.89m (12'9") x 2.53m (8'4")

Bedroom 2
3.88m (12'9") x 2.55m (8'4")

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: 11th May 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:

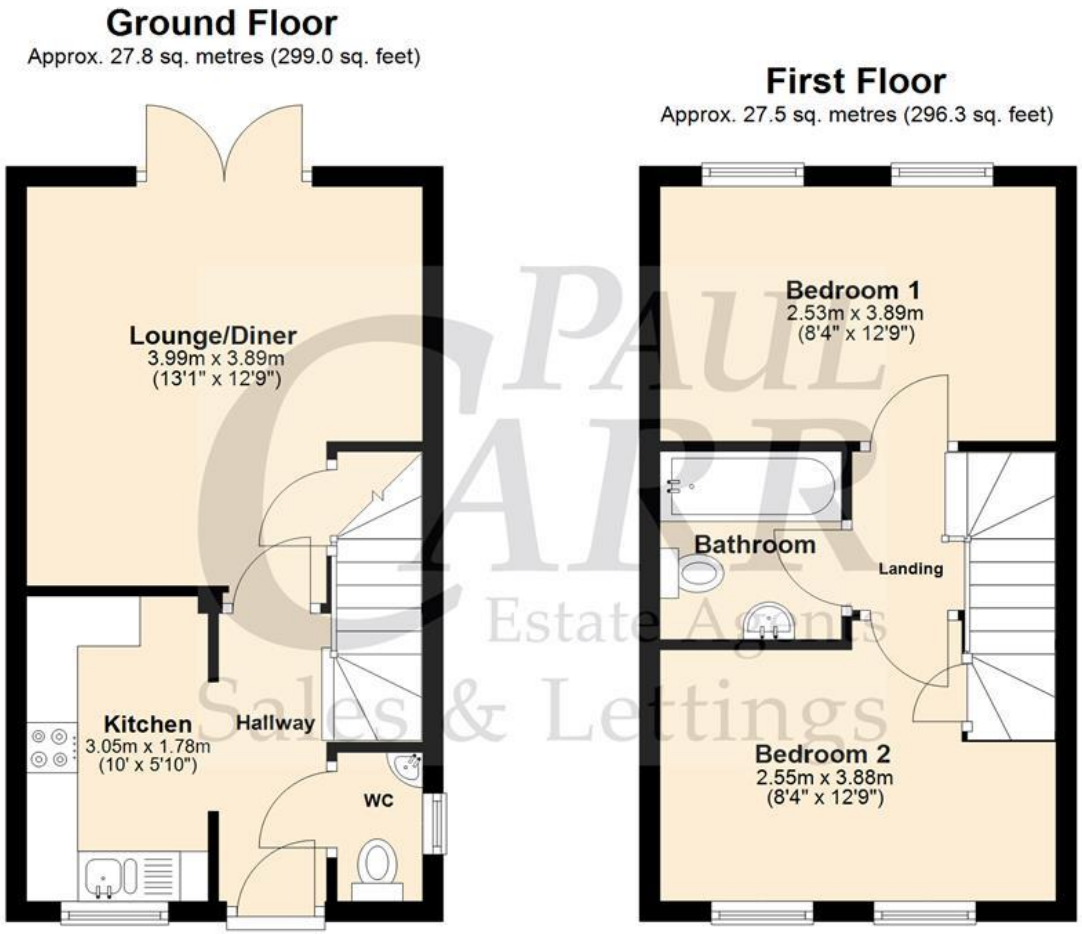
Services connected: Water, Drainage, Gas, Electric

Council tax band: B

Tenure: Freehold

Floor Plan

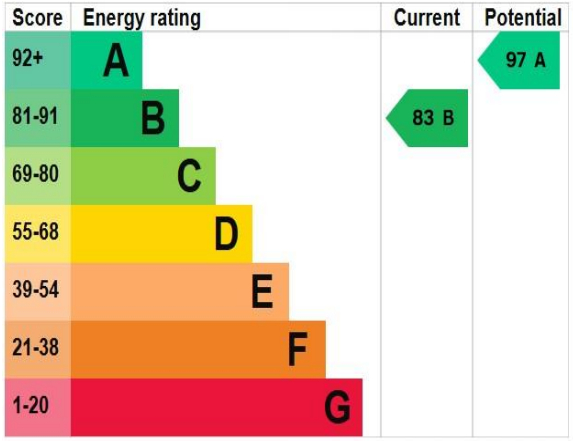
This floor plan is not drawn to scale and is for illustration purposes only



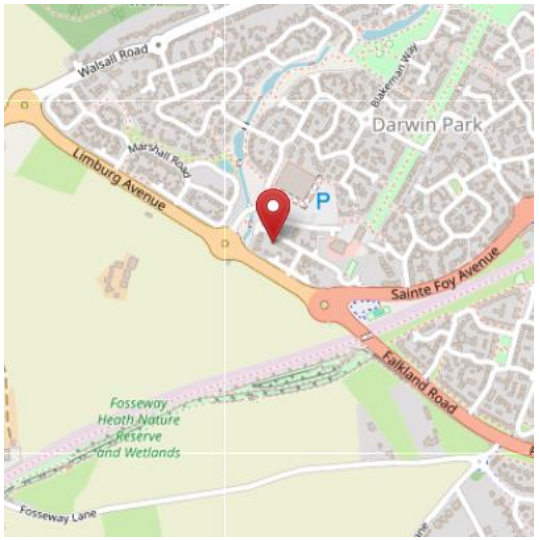
Total area: approx. 55.3 sq. metres (595.3 sq. feet)

This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating



Map Location



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The Property Ombudsman