



35 Wakelin Way, Lichfield, WS13 6UG

£450,000

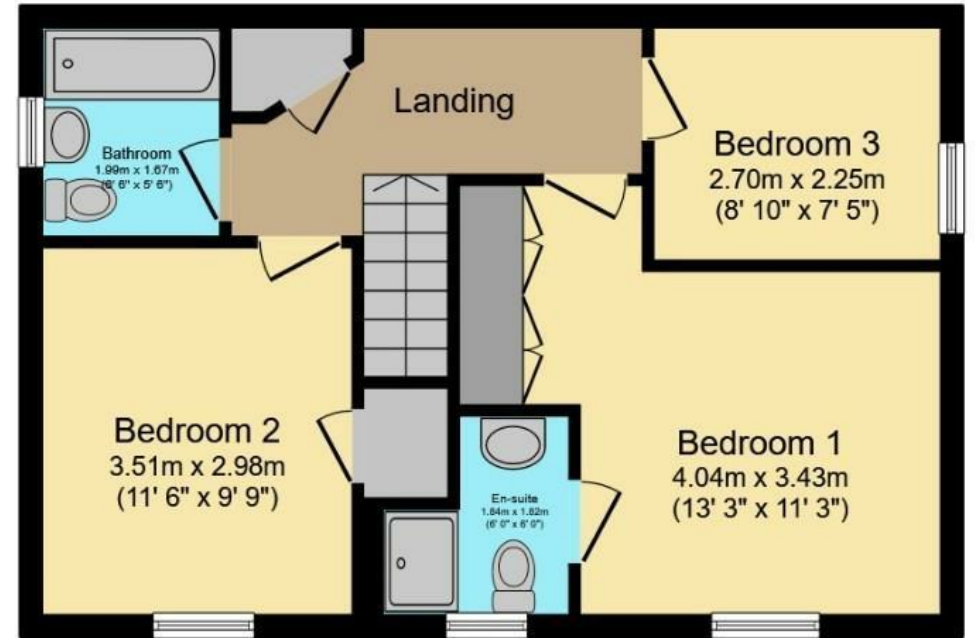
WOW WHAT AN ASPECT - A STUNNING DOUBLE FRONTED HOME

Hunters have the pleasure in marketing this beautifully presented premium family home, a gorgeous corner plot situated on the popular Darwin Park development. Located perfectly for access into the city centre and all local amenities including the transport links by road and rail. The property has been improved and updated by the current owner meaning you can move straight in with nothing more to do than make it your own. Benefitting from gas central heating, karndean flooring, Hammonds fitted wardrobes, air conditioning, smart storage solutions and UPVC double glazing. Viewing is essential to fully appreciate the plot and its features. The accommodation briefly comprises of; Entrance Hallway, Guest WC, Dining Kitchen, Utility Room, Living Room, First Floor Landing, Master Bedroom with En-suite, Bedroom Two, Bedroom Three and a Family Bathroom. Garden to rear and two tandem allocated parking spaces to the side of the property. EPC RATING - B

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Ground Floor



First Floor

Total floor area 92.8 sq.m. (998 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Entrance Hallway

accessed via a UPVC double-glazed front entrance door and benefitting from the modern smart space stair storage which is perfect for shoes. Ceiling light point, radiator and Karndean flooring

Guest WC

having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, extractor fan, radiator and Karndean flooring

Living Room

having a feature log burner effect electric fire suite. Two ceiling light points, air conditioning unit, two radiators and UPVC double-glazed windows overlooking the front and side aspects

Dining Kitchen

having a range of wall and base units with roll top work surfaces and an inset stainless steel sink with drainer. Electric oven, gas hobs, extractor, integrated dishwasher and space for a fridge-freezer. Two ceiling light points, cupboard housing the central heating boiler, two radiators, Karndean flooring, UPVC double-glazed windows to the front and side aspects and UPVC double-glazed French doors into the rear garden

Utility Room

having base units with work surface and a fitted storage cupboard. Ceiling light point, space with plumbing for a washing machine, radiator and Karndean flooring

First Floor Landing

benefitting from a useful fitted storage cupboard. Ceiling light point, loft access and a radiator

Master Bedroom

having a range of built-in, bespoke Hammonds wardrobes providing ample hanging and storage space. Ceiling light point, radiator, air conditioning unit and a UPVC double-glazed window to the front aspect. Door into the

En-suite

having a double walk-in shower enclosure with an over head mains powered fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, towel radiator, laminate flooring and a UPVC double-glazed window to the front aspect

Bedroom Two

with a useful built in over stairs cupboard providing storage space. Ceiling light point, radiator and a UPVC double-glazed window overlooking the front aspect

Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed window overlooking the side aspect

Family Bathroom

having a panelled bath with an over head mains powered shower fitment and screen, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, towel radiator, laminate flooring and a UPVC double-glazed window to the side aspect

Outside

the double fronted property is set back from the road with well established Wysteria and Roses providing plenty of colour along with shrubs along the paved pathway to the front entrance door. There are two car parking spaces, bin store and a pedestrian gate providing access to the rear of the property


the well maintained rear garden has a lawn with well established plants, there is a paved patio seating area perfect for entertaining and outside dining. Useful outside water tap and a timber pedestrian gate to the front

AGENTS NOTE

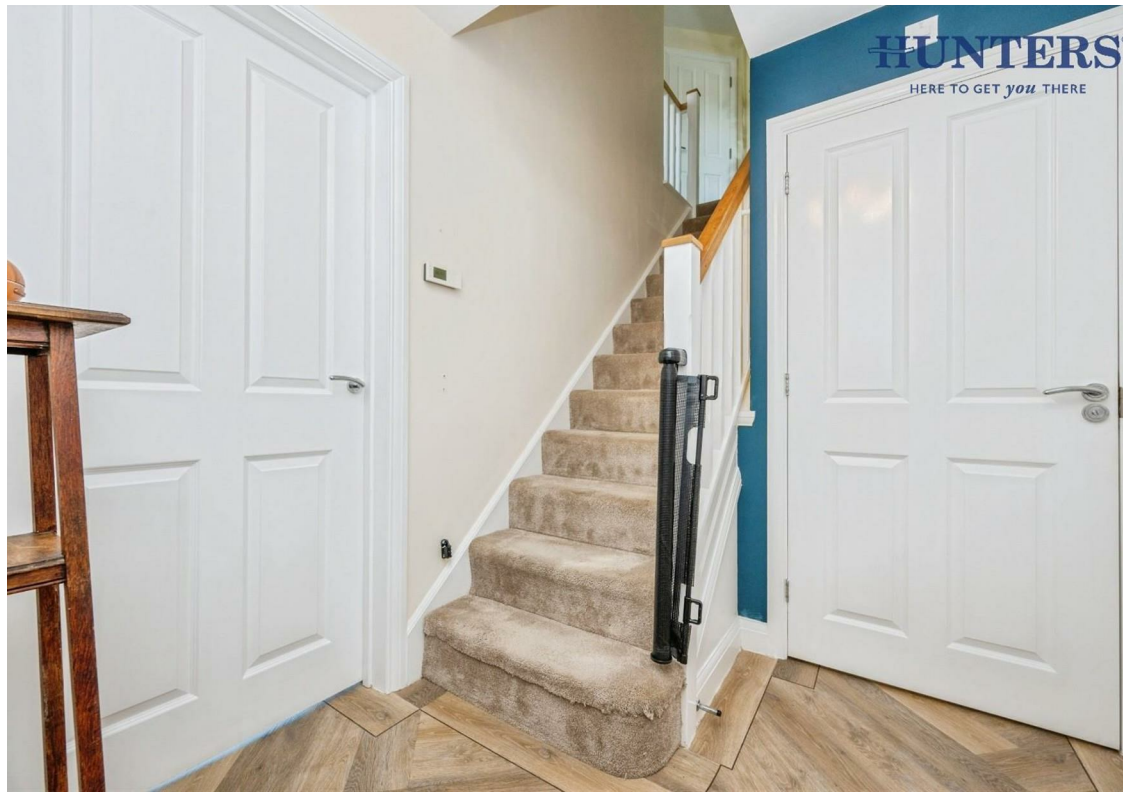
**Should you proceed with an offer on this property we have a legal obligation to perform Anti Money

Laundrying checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.**

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









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