

# Walnut Walk

Darwin Park, Lichfield, WS13 8FA



An attractive four-bedroom semi-detached family home offered to the market with no onward chain situated in the ever-desirable location of Darwin Park.

£425,000



John German 

John German are delighted to offer to the market this superbly appointed four-bedroom, three storey family home located on Walnut Walk within the ever-popular Darwin Park area of Lichfield. From the property, you can stroll through Cathedral Walk into Lichfield's city centre and enjoy the extensive range of pubs, bars, restaurants and boutique independent shops. Nearby Beacon Park and a children's play area are only a short walk away. For schooling, this property falls within the catchment area for Christchurch C of E Primary School and for secondary, it is the Friary High School off Eastern Avenue. For commuters, nearby road links include the A461, A5, A38 and M6 toll road, plus regular rail services to Birmingham, London, Manchester and much more, serviced by Lichfield's two train stations.

Internally the property comprises; An entrance door opens into the welcoming hallway with a modern style of flooring, carpeted stairs rising to the first-floor landing and internal doors leading off into the two-piece fitted guest cloakroom, kitchen/diner and living room.

The modern kitchen/diner comes complete with an extensive range of matching wall and base units with laminated worksurfaces over, and various freestanding kitchen appliances. There are two ceiling light points, modern wooden flooring, and a uPVC double glazed bay window to the front aspect.

Positioned at the rear of the property is the spacious lounge/diner with wooden flooring, two ceiling light points, uPVC double glazed window to the rear aspect, along with uPVC double glazed French doors opening out to the rear garden.

Upstairs on the first-floor landing there are three bedrooms - two generous doubles both with fitted wardrobes, carpeted flooring, and neutral décor, and one smaller single bedroom ideal as a home office or nursery. Also on the landing are two storage cupboards and a modern family bathroom. Stairs then rise from the landing to the second floor where you are greeted by the impressive master bedroom having a uPVC double glazed window to the front aspect, carpeted flooring, two built in wardrobes, and a modern en-suite shower room.

Outside, to the front of the property there is a private off-road parking area in addition to a separate garage with additional parking space in front of the garage. To the rear of the property is an enclosed garden with a large patio seating area and space for a variety of plants, trees and shrubs plus a shaped lawn.

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

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

Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

**Property construction:** Traditional

**Parking:** Drive and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

**Broadband type:** TBC - 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 D

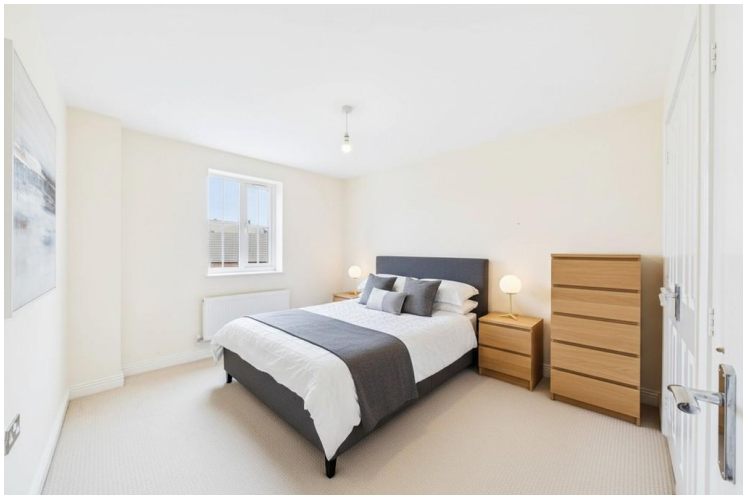
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/08042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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