PAUL CARR Estate Agents Sales & Lettings

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Wakelin Way,
Lichfield, WS13 6UG

£300,000

Lichfield

£300,000

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Welcome to Wakelin Way, a well-presented two-bedroom semi-detached property ideally situated within a quiet cul-de-sac, just a short walk from Lichfield city centre. Offered with NO ONWARD CHAIN, this lovely home is an ideal opportunity for first-time buyers looking to get onto the property ladder.

The ground floor comprises an entrance hallway with a convenient guest cloakroom, a comfortable living room and a modern open-plan kitchen/dining room. The kitchen offers ample cupboard and worktop space, with French doors opening directly onto the rear garden, creating a lovely connection between indoor and outdoor living.

Upstairs, there are two well-proportioned double bedrooms, complemented by a modern family bathroom.

Outside, the property benefits from a private rear garden which enjoys sunshine for the majority of the day. Featuring a paved patio area, a lawn and a newly installed timber shed, the garden provides a lovely space for relaxing and entertaining. A side gate leads through to the driveway, where off-road parking is available for two vehicles.

Combining a peaceful cul-de-sac location with convenient access to Lichfield city centre and the added benefit of NO ONWARD CHAIN, this property is not to be missed.

Contact Paul Carr Lichfield today to arrange your viewing!









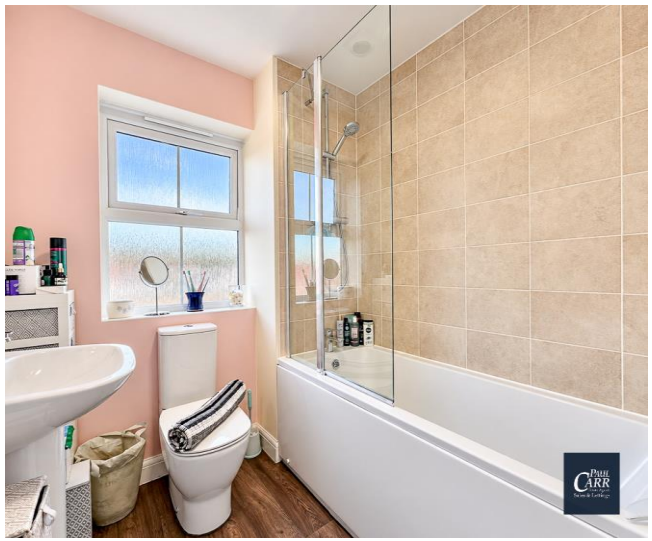












Property Specification

Modern David Wilson Built Two-Bedroom Semi-Detached Home
Highly Sought After Location Close to Schools for all Ages
Tucked Away in a Quiet Area of the Hallam Park Development
Open-Plan Kitchen/Breakfast Room

Porch
1.47m (4'10") x 1.17m (3'10")

WC
1.50m (4'11") x 0.76m (2'6")

Living Room
3.61m (11'10") max x 3.43m (11'3")

Kitchen/Diner
4.29m (14'1") max x 2.87m (9'5")

Landing
2.00m (6'7") x 1.93m (6'4")

Bedroom 1
3.44m (11'3") x 3.24m (10'7")

Bedroom 2
3.38m (11'1") x 2.26m (7'5")

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: 13th October 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 £47.50 + VAT (£57 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:

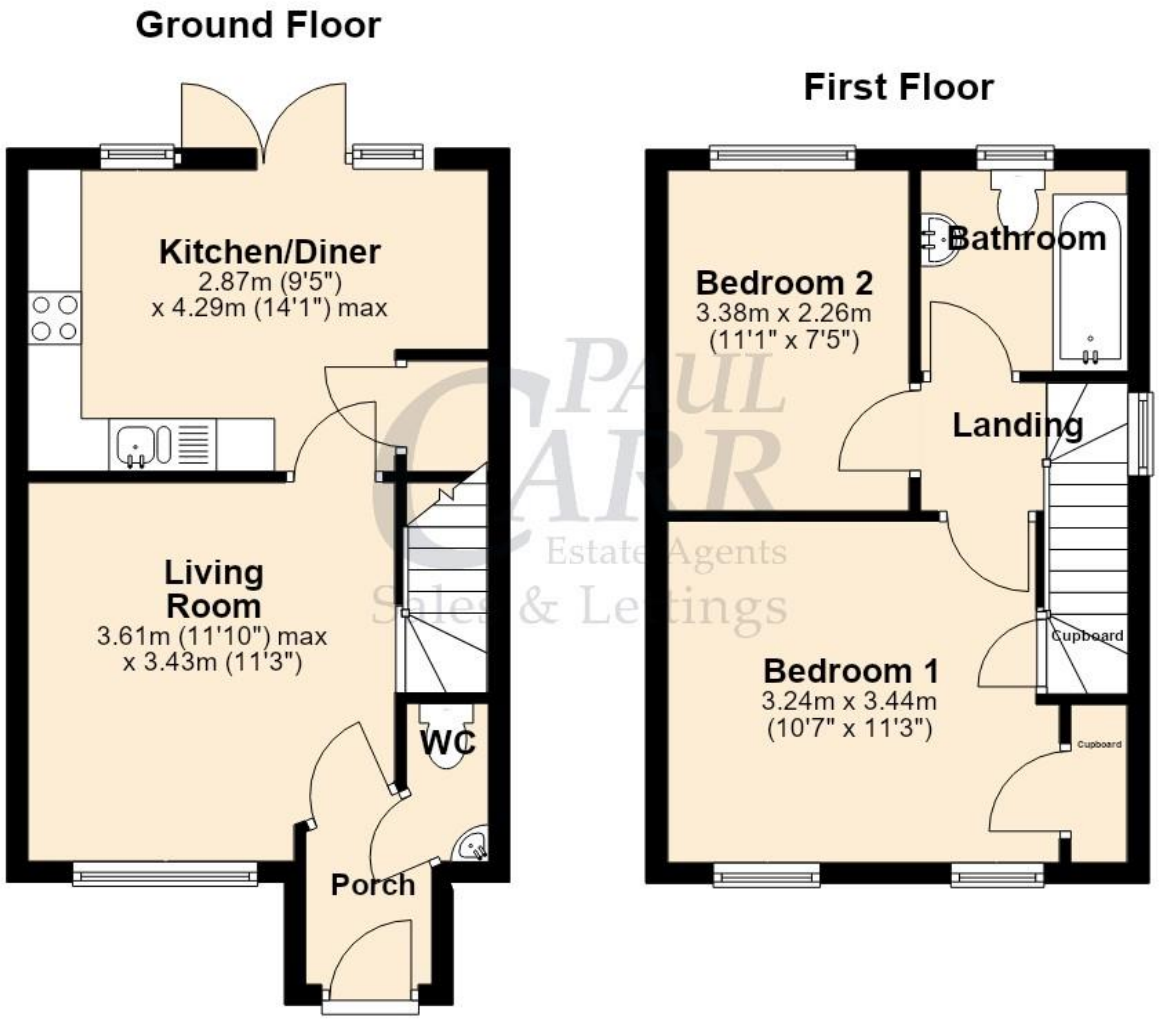
Services connected: Water, Drainage, Gas, Electric

Council tax band: C

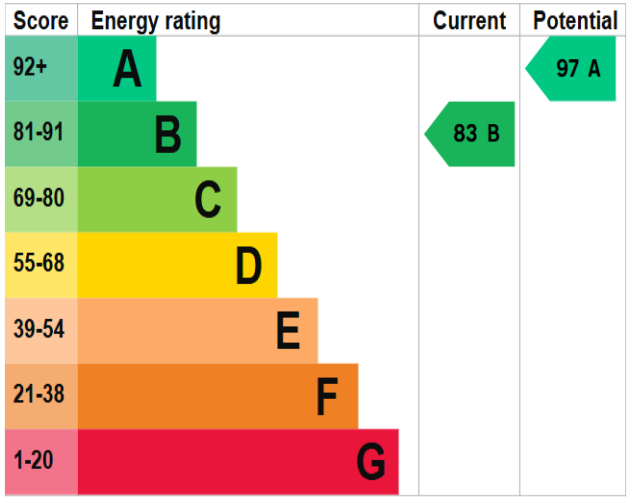
Tenure: Freehold

Floor Plan

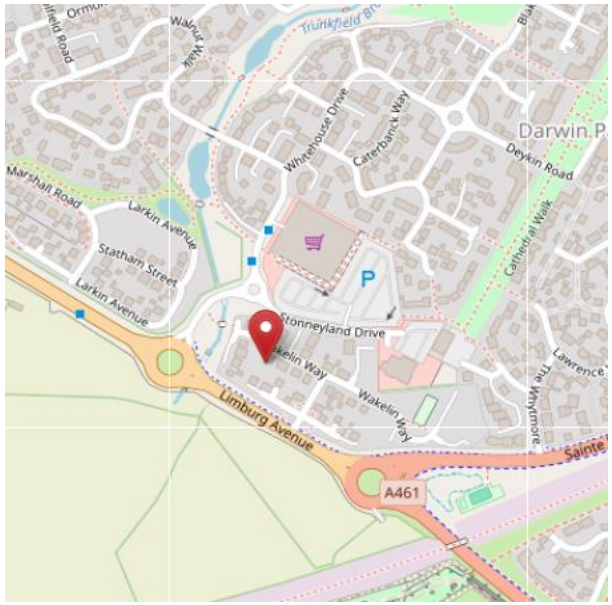
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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OnTheMarket.com
rightmove.co.uk
The UK's number one property website
The Property Ombudsman