

# Whitehouse Drive

Lichfield, WS13 8FE

John German





NO GIN - NOT COMING IN

# Whitehouse Drive

Lichfield, WS13 8FE

£425,000

An attractive modern family home offering generous living space over three floors located in the highly sought after location of Darwin Park in Lichfield.



This superbly appointed three-bedroom, three storey family home is located on Whitehouse Drive in the ever-popular Darwin Park area of Lichfield. From the property, you are a stone's throw from Waitrose and only a short stroll through Cathedral Walk takes you into Lichfield's city centre with its 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.

**Accommodation** - The entrance door opens into the welcoming hallway having carpeted stairs rising to the first floor landing and a useful under stairs storage cupboard. A door opens into the dining room with a UPVC double glazed bay window to the front aspect with fitted shutters, wooden style flooring and an opening into the breakfast kitchen. The kitchen is fitted with a generous range of navy wall and base units with contrasting worksurfaces over, spotlights plus a ceiling light point over the breakfast bar area, a range of integrated kitchen appliances and uPVC double glazed French doors opening to the rear garden. A door opens into the utility room having fitted base units with complementary worktops over, tiled splashbacks, space and plumbing for both a washing machine and tumble dryer, inset sink with side drainer, tiled flooring and window to the rear aspect. Accessed from the utility room is the guest cloakroom/WC.

On the first floor doors open to bedroom three, the modern family bathroom and the living room. The spacious living room has two windows to the front aspect, carpeted flooring and a gas pebble effect fireplace. The first-floor bedroom is a generously sized double bedroom, currently used as an home office, having two windows to the rear aspect, a ceiling light point and wooden style flooring. The refitted modern family bathroom has an L-shaped bath with shower attachment, low level WC, wash hand basin, chrome style heated towel rail and spotlights to the ceiling.

Off the landing, stairs rise to the second floor where there are a further two spacious double bedrooms, with the master bedroom benefiting from its own modern en-suite shower room.

**Outside** - The property has a well-tended frontage having a pathway leading to the front door. There is access beneath a coach house style archway around to the rear where there is an allocated parking space and access into the single garage with storage above, power, lighting and a manual up and over door. The property has a delightful, landscaped rear garden, with a patio seating area, lawn and a variety of plants and shrubs.

**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.

**Property construction:** Traditional

**Parking:** Allocated parking space & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(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 D

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

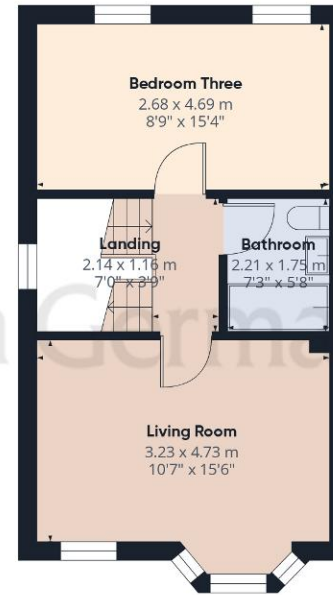
**Our Ref:** JGA/16042026







Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

106.5 m<sup>2</sup>

1147 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

### Agents' Notes

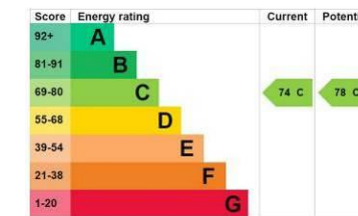
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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90



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