

# HUNTERS®

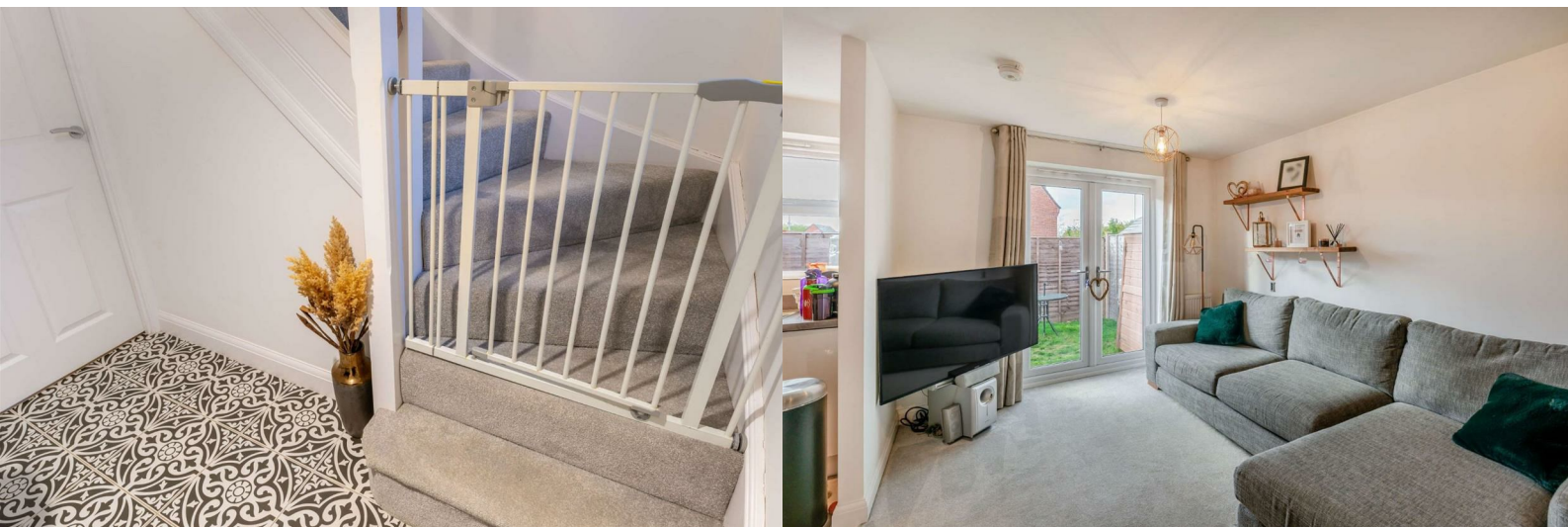
HERE TO GET *you* THERE



## Wakelin Way

Lichfield, WS13 6UG

£295,000



# 5 Wakelin Way

Lichfield, WS13 6UG

£295,000



## ENTRANCE HALL

Access via composite front door, having one ceiling light point, one radiator, stairs ascending to the first floor accommodation, double-glazed window to front aspect, modern mosaic tiled flooring, doors leading to ground floor accommodation

## GUEST WC

access from the entrance hall, having a close-coupled WC, pedestal handwasher basin with grey tiled splashback, one ceiling light point, one radiator, grey Amtico flooring, double glazed window to front aspect

## OPEN PLAN LIVING AREA

access off from the entrance hall, Lounge/diner with two ceiling light points, two radiators, useful under stairs storage cupboard, double glazed french doors leading the garden, wall arch into

## Kitchen

open plan with the lounge/diner connected via wall arch, having matching wall and base units with roll top worksurface and upstand, integrated fridge, freezer, dishwasher, washer/dryer, electric oven and gas hob with extractor fan. Stainless steel sink and drainer with mixer tap, one ceiling light point, Amtico flooring, double-glazed window to side aspect overlooking the garden

## LANDING

first floor landing with useful storage cupboard, one ceiling light point, doors to first floor accommodation

## BEDROOM ONE

double bedroom with one ceiling light point, one radiator, double-glazed window to front aspect

## BEDROOM TWO

double bedroom with one ceiling light point, loft access, one radiator, double-glazed window to side aspect overlooking the garden

## FAMILY BATHROOM

having panelled bath with mains shower and partially tiled walls, close-coupled WC, pedestal wash basin, towel radiator and Amtico flooring

## OUTSIDE

Frontage with paved pathway leading to the front door and pedestrian access gate to the enclosed garden surrounded by maintained shrubbery.

The enclosed garden situated to the side of the property, partially paved and majority lawned with storage shed, access via the external pedestrian gate and internal French doors. two allocated parking spaces.

## AGENTS NOTE

We have been advised by the current owner(s) that the property has an annual service charge of £140.00.



Road Map



Hybrid Map



Terrain Map



Floor Plan

5 Wakelin Way, Lichfield

Approximate Gross Internal Area

58 Sq M/624 Sq Ft

Lounge/Diner

4.93 x 3.69

16'2" x 12'1"

Kitchen

3.00 x 1.95

9'10" x 6'5"

Bedroom 2

3.08 x 2.97

10'1" x 9'9"

Bedroom 1

3.67 x 2.71

12'0" x 8'11"

Ground Floor

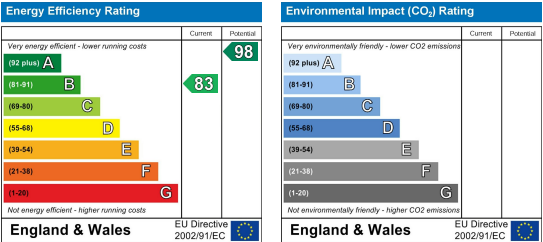
First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.