

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Wakelin Way

Lichfield, WS13 6UG

Asking Price £395,000



# 8 Wakelin Way

Lichfield, WS13 6UG

Asking Price £395,000



## Through entrance hall

having a composite front entrance door, laminate floor, central heating radiator, stairway to the first floor, under stairs storage cupboard, door to garage and doors to:

## Cloakroom

fitted with a modern white suite to incorporate low level flush wc, wash hand basin, tiled splashback, radiator and laminate floor.

## Open plan kitchen/diner

this is a superb entertaining space and the kitchen is fitted with a range of matching high gloss base, drawer and wall mounted units, round edge work surface incorporating a stainless steel sink top and drainer with mixer tap attachment, 5 ring Electrolux gas hob with stainless steel hood and splashback, integral Electrolux electric oven, integral fridge/freezer, integral dishwasher, inset ceiling spotlights, radiator, laminate floor and French doors to rear with windows either side

## Landing

stairs from the ground floor hallway lead to first floor landing where there are stairs to second floor and doors off to:

## Lounge

situated on the first floor and having a upvc window to the rear and two radiators.

## Bedroom 2

having two upvc windows and radiator.

## Shower room

fitted with a modern white suite to incorporate tiled

shower cubicle with mains shower, low level flush wc, pedestal wash hand basin, radiator and extractor fan.

## Second floor landing

having a radiator, cupboard containing the hot water tank and doors to:

## Bedroom 1

having two Velux windows, radiator and door to:

## En-Suite

fitted with a modern white suite incorporating fully tiled shower cubicle with mains shower, low level flush wc, wash hand basin, tiled splashbacks radiator and extractor fan.

## Bedroom 3

having a upvc window and radiator.

## Bathroom

fitted with a modern white suite incorporating panel bath, low level flush wc, wash hand basin, tiled splashbacks, radiator and Velux window.

## Outdoor Space

the front of the property has driveway parking, lawned garden and access to integral garage. The rear of the property is enclosed by fence boundary and has a small paved patio area and lawned garden.

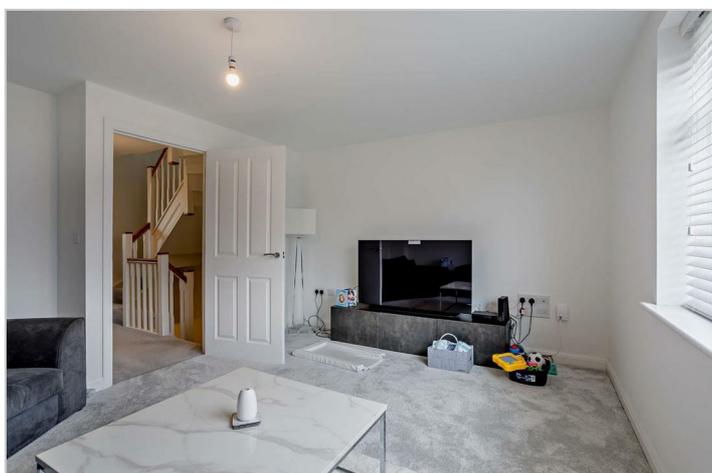
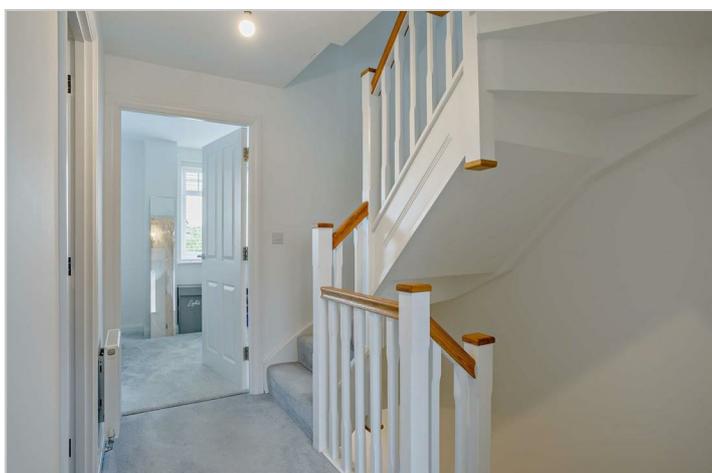
## Garage

having an up and over entrance door, light and power and door to the inner hallway. The rear of the garage has the benefit of a utility space with fitted base and wall units, work surface and space for tumble dryer and washing machine.

## Agent Notes

Tel: 01543 419000

Service charge £120 PA - covers all the ground maintenance.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

8, Wakelin Way, Lichfield  
Approximate Gross Internal Area  
127 Sq M / 1372 Sq Ft

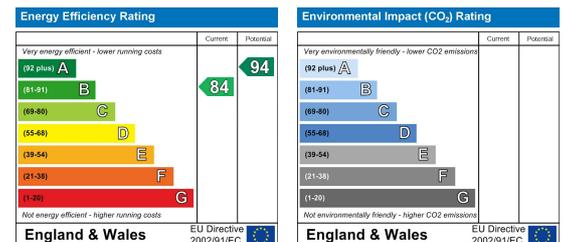


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## 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.