



Thacker Drive,  
Lichfield, WS13 6NS

**Offers Over £350,000**

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This fantastic opportunity has come to market with the benefit of no upward chain, on the highly sought after Darwin Park estate in central Lichfield. Within close distance of highly rated local schooling, transport links, and local amenities, this property boasts a fantastic buy for any families searching in the area.

Approached via the attractive curb appeal this home provides, with a charming, paved courtyard area to the fore, the internal accommodation is extremely welcoming with a spacious entrance hallway with downstairs W.C. and store cupboard, leading into a bright lounge. This living room offers a great space for relaxation and has double doors into a wonderful newly fitted kitchen/diner to the rear of the property, a fantastic entertainment space with sliding doors out to the rear garden.

To the first floor off the landing are three great size bedrooms, the second bedroom with fitted wardrobes, and a main family bathroom with W.C, wash hand basin and bath with shower connections. To the second floor is the spacious master bedroom with various built-in wardrobes, and a deceptively spacious modern private en-suite shower room with large walk-in shower.

Outside to the rear is cosy low maintenance garden with attractive paving and fenced enclosure. This property further benefits from separate parking spaces to the rear via a shared entrance, with one external single garage.

This property is offered for sale using the reservation fee process. When an offer is accepted, the buyer will be required to pay a non-refundable Buyer's Premium of £6,954 including VAT (in addition to the final negotiated selling price), sign the Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the reservation fee team on. This will secure the transaction and the property will be taken off the market. The Property being sold is using the Reservation fee process. Reservation fee is a new, innovative and pioneering process for buying and selling property. It significantly reduces the risk of gazumping or double-selling by offering security to both parties by gaining a commitment from both parties to buy and sell as agreed.





## Property Specification

FOUR BEDROOM FAMILY HOME  
SOUGHT AFTER QUIET ESTATE IN CENTRAL LICHFIELD  
NO UPWARD CHAIN  
OPEN KITCHEN/DINER WITH NEWLY FITTED KITCHEN  
SPACIOUS LOUNGE

### Hallway

Downstairs W.C. 6' 2" x 3' 2" (1.87m x 0.96m)

Lounge 15' 10" x 10' 4" (4.83m x 3.14m)

Kitchen/Diner 19' 1" x 12' 8" (5.82m x 3.87m max,  
3.04 min)

### First Floor

Bedroom Two 13' 3" x 10' 11" (4.04m x 3.33m)

Bedroom Three 10' 11" x 10' 9" (3.34m x 3.28m)

Bedroom Four 9' 10" x 8' 0" (2.99m x 2.43m)

Bathroom 7' 11" x 6' 2" (2.42m x 1.87m)

### Second Floor

Bedroom One 13' 6" x 11' 0" (4.11m x 3.36m)

En-suite 7' 10" x 7' 9" (2.40m x 2.37m)

### 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: 5th December 2023

### Viewer's Note:

Services connected: Gas/electric/water/drainage  
Council tax band: D  
Tenure: Freehold  
Loft insulated

# Floor Plan

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



## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

