



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Blakeman Way, Darwin Park, Lichfield

£750,000

5 3 3



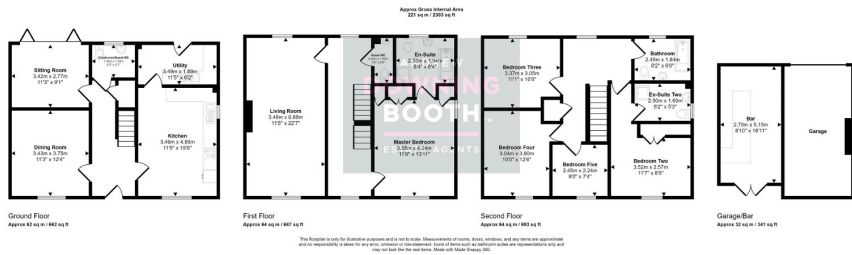
A rare opportunity to acquire a wonderfully presented five bedroom home in one of Lichfield's most sought after areas. This fabulous detached property comes to the market with an extensive range of features, from the choice of three separate reception rooms, to the Master en-suite bathroom and stunning bar/summerhouse to the rear. With a park/playpark sitting directly opposite, this particular property benefits from an excellent tucked away position within Darwin Park, one of Lichfield's most sought-after areas, with the city centre just a short way away whilst various other amenities sit locally, such as Lichfield City train station, Beacon Park and Lichfield Cathedral. The accommodation itself is set across three floors, with an entrance hall, separate sitting and dining rooms, kitchen, utility room and guest WC all to the ground floor, the Master bedroom with en-suite bathroom, large dual aspect living room and a second guest WC occupy the first floor and four additional bedrooms (bedroom two with its own en-suite) and bathroom sit to the second. A private and very attractive garden as well as a wonderful bar/summerhouse, double width driveway and garage make up the exterior. Properties of this calibre really do tick just about every box, so we must advise booking in a viewing to appreciate all that's on offer



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- Substantial Five Bedroom Detached Property
- Impressive Room Sizes Throughout
- Stunning Bar/Summerhouse & Garage
- EPC Rating: C
- Very Popular Location Within Darwin Park
- Consistent High Standard Of Presentation
- Exceptional Choice Of Living Space
- Council Tax Band: F



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		