

Asking Price £375,000

Jayman
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Estate Agents



Statfold Lane

Lichfield, WS13 8NY

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REDUCED PRICE Jayman are pleased to present for sale this three bedroom, detached property in the popular village of Fradley. This property lies just under 4 miles from Lichfield city centre and is also perfect for jumping onto the A38 providing excellent commuter links. This property will be highly desirable and an early viewing would be recommended.

Ground floor

The ground floor consists of kitchen, living room, dining room, conservatory and WC.

Kitchen 11'5" x 12'1" (3.5 x 3.7)

Spacious kitchen with inbuilt fridge/freezer and the dishwasher and washing machine are freestanding appliances but are built in behind the cupboard doors which will be left with the property. There are multiple cupboards and a door leading to the rear garden.

Living room 17'0" x 9'10" (5.2 x 3)

Spacious living room with a gas fireplace and sliding doors leading into the conservatory.

Conservatory 9'10" x 9'10" (3 x 3)

With French doors leading to the rear garden.

Dining room 9'2" x 9'6" (2.8 x 2.9)

Can be used as a dining room/4th bedroom or an office. Windows to fore.

WC

Downstairs WC and hand basin.

First floor

The first floor comprises three bedrooms, main bathroom, en-suite and storage cupboard.

Bedroom One 11'9" x 9'10" (3.6 x 3)

Double bedroom with inbuilt wardrobes, an en-suite and window to fore.

En-suite

With Shower cubicle, WC and hand basin.

Bedroom Two 10'9" x 8'6" (3.3 x 2.6)

Double bedroom with storage cupboard and window to fore.

Bedroom Three 8'2" x 6'6" (2.5 x 2)

Single bedroom with window to the rear garden.

Main bathroom

With bath and shower overhead, WC and hand basin.

Double garage 19'0" x 15'8" (5.8 x 4.8)

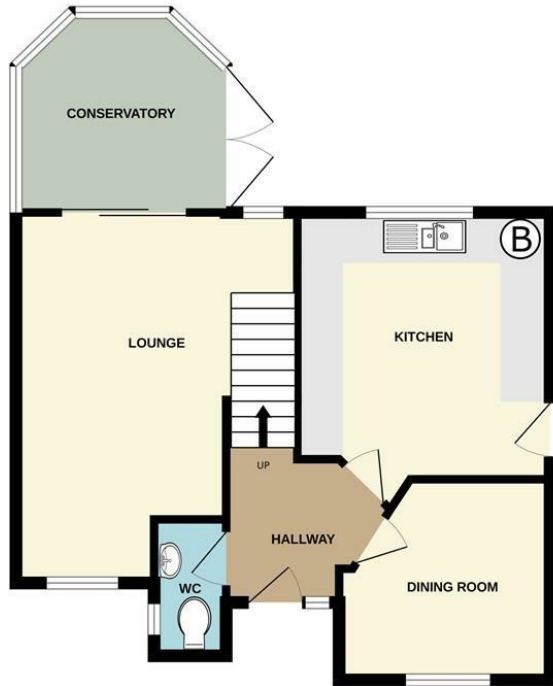
Outside

Parking for multiple cars, a private rear garden and a front garden.



REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

GROUND FLOOR

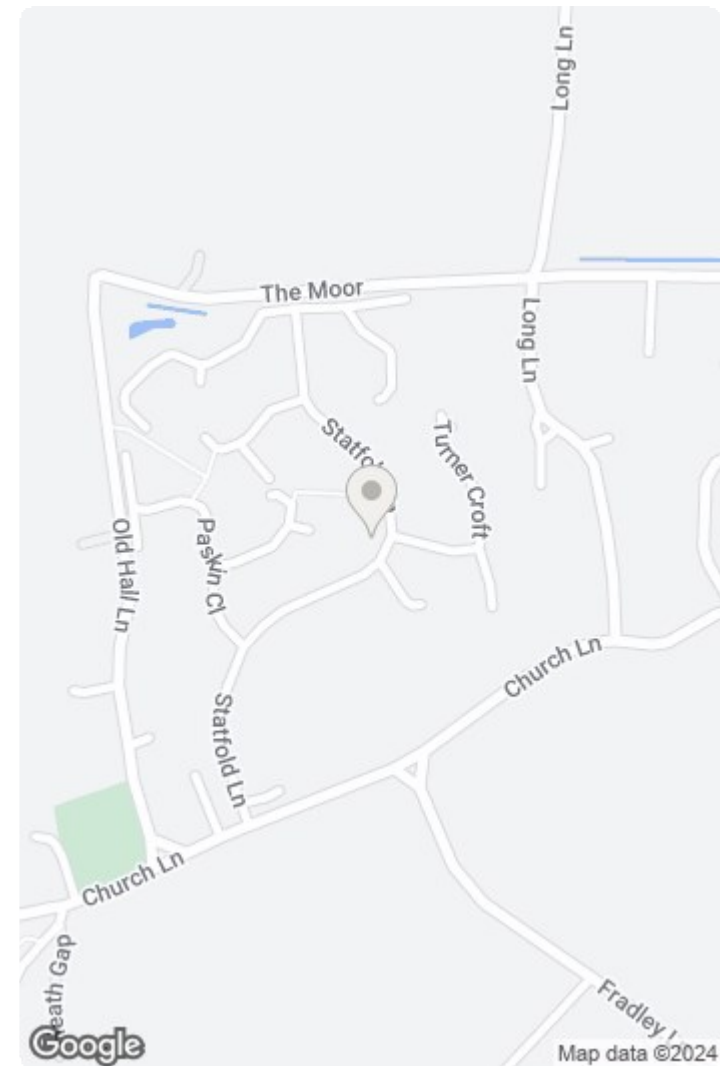


1ST FLOOR



3 BEDROOM DETACHED HOUSE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

