

Offers In Excess Of £260,000

Jayman
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Estate Agents



Williams Avenue

Fradley, WS13 8TE

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Jayman Sales are pleased to present this four bedroom, three storey town house in the popular Fradley development.

The semi-rural village of Fradley is a popular location due to the advantage of a wide range of amenities in both Lichfield city centres and Burton upon Trent, both within a few mile radius. The location also benefits from local shops, food outlets, leisure facilities and access to A38 and M6 toll road.

The ground floor, briefly comprises; entrance hall, two reception rooms which can double as bedroom three and four, a shower room and utility area.

The first floor comprises; modern kitchen and an open plan living room/dining room.

The second floor comprises; bedroom one with en-suite and fitted wardrobes, bedroom two and main bathroom.

Other features of the property include: separate garage and allocated parking space plus visitors parking, private rear garden with gated rear access and a fully boarded attic space with pull down ladder, light and electric points.

Ground floor

From the entrance hall, it leads into two reception rooms, utility room, a shower room and stairs leading to the first floor.

Reception room/Bedroom Three 8'2" x 11'4" (2.5 x 3.46)

This space can double up as a reception room or a bedroom with window facing the front of the property.

Utility room 8'2" x 5'5" (2.5 x 1.67)

Utility room with fitted cupboards, sink and space for washing machine and dryer.

Reception room/Bedroom four 14'4" x 8'0" (4.39 x 2.46)

Spacious room either can be used as a downstairs sitting room or a fourth bedroom. Window to rear of the property.

Shower room 2'5" x 8'3" (0.74 x 2.53)

With WC, hand basin and shower cubicle.

First floor

On the first floor there is a kitchen and an open plan living room/dining room and stairs leading to the second floor.

Kitchen 8'3" x 9'5" (2.54 x 2.88)

Modern kitchen with built in cupboards, induction hob, electric oven and sink with a window to the front of the property.

Living room/Dining room 14'3" x 15'10" (4.36 x 4.84)

Open plan living room/dining room perfect for socialising with windows to the rear of the property.

Second floor

Leading into bedroom one, bedroom two and the main bathroom.

Bedroom One 8'7" x 12'3" (2.62 x 3.74)

Main bedroom with an en-suite, fitted wardrobes and window to the rear of the property.

En-suite 5'5" x 5'8" (1.67 x 1.75)

With shower cubicle, WC and hand basin.

Bedroom Two 14'6" x 9'8" (4.42 x 2.95)

Bedroom with fitted wardrobes and windows to the front of the property.

Bathroom 5'5" x 6'11" (1.67 x 2.13)

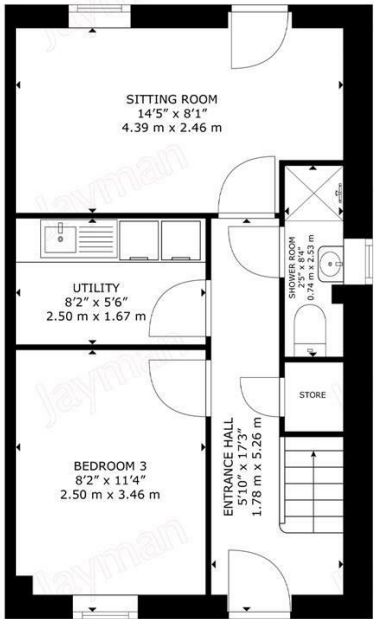
With a bath, WC and hand basin.

Outside space

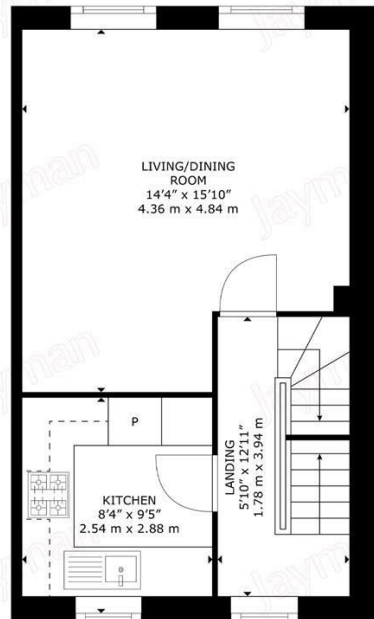
The outside has a driveway, garage and a private rear garden.



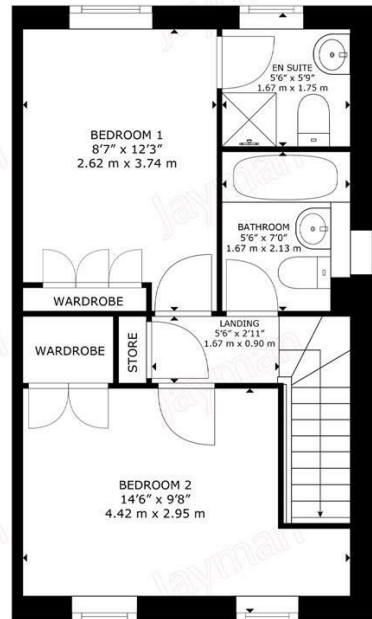
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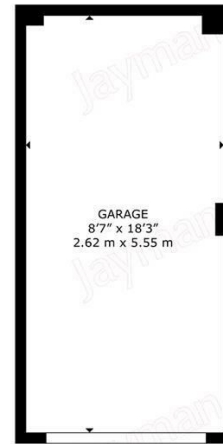
GROUND FLOOR



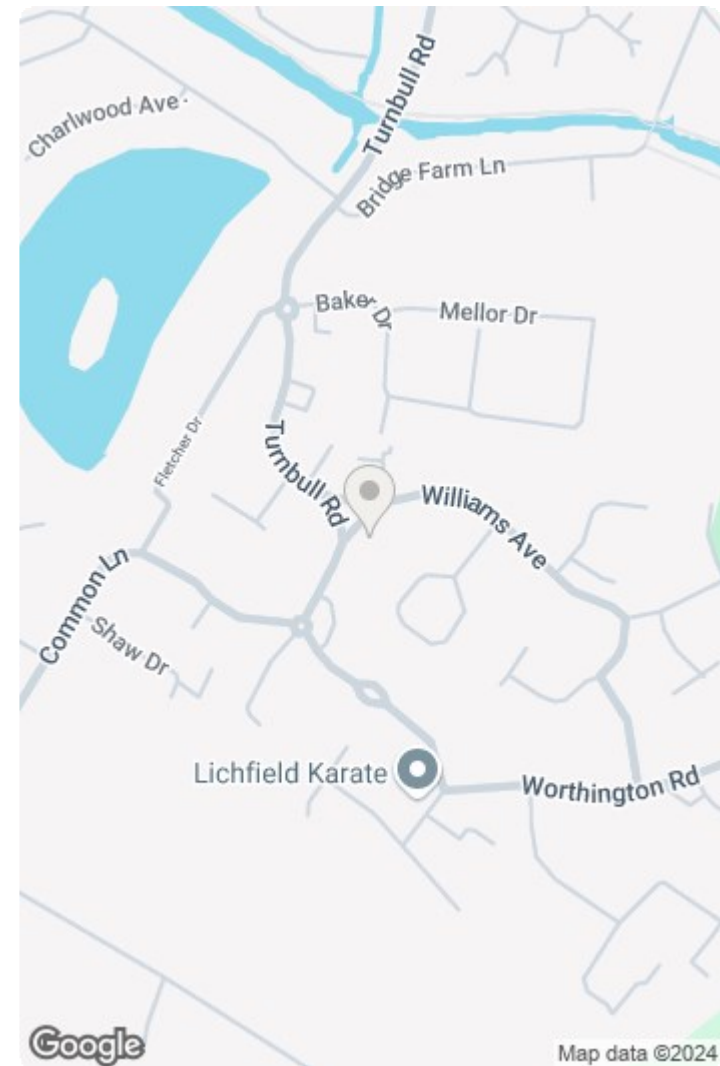
FIRST FLOOR



SECOND FLOOR



(NOT IN POSITION)



GROSS INTERNAL AREA
TOTAL: 121 m²/1,312 sq ft
GROUND FLOOR: 36 m²/385 sq ft, FIRST FLOOR: 36 m²/385 sq ft
SECOND FLOOR: 36 m²/385 sq ft, EXCLUDED AREA GARAGE: 14 m²/157 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69			

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.

