



An attractive two bedroom end of terraced family home nestled within the highly desirable Redrow development in Fradley.

£240,000



John German



This two-bedroom end of terrace property occupies a delightful position within the ever-desirable canal-side Redrow homes development in the village of Fradley. Given the properties modern style, convenient location, and attractive marketing price, this home will appeal to a wide range of buyers, from first time purchasers, downsizers or even investors. The popular village of Fradley is located only a short drive away from the cathedral city of Lichfield, offering a wide range of amenities including several supermarkets, two train stations and much more. Fradley itself is ideally situated for access onto the A38 leading to Lichfield and Burton-on-Trent, and further onto the M6 and national motorway network. Fradley also has a selection of local shops and food outlets along with St Stephen's Primary School, and for secondary schools the property falls within the catchment area for The Friary School in Lichfield, located less than 4 miles away.

Internally, the home comprises of an entrance door opening into the welcoming hallway with carpeted flooring, doors off to the living room, guest cloakroom, carpeted stairs rising to the first-floor landing with useful understairs storage, and an opening leading into the kitchen. The kitchen features an extensive range of matching hi-gloss wall and base units with contrasting worksurfaces, inset stainless steel sink with drainer and mixer tap over, tiled splashbacks, Zanussi electric oven, and four burner gas hob with extractor fan over. There is space and plumbing for a washing machine and space for a freestanding fridge freezer, wooden style flooring, a uPVC double glazed window to the front aspect and a ceiling light point. The guest cloakroom is fitted with a low level WC, wash hand basin with tiled splashback, radiator, wooden style flooring, and a ceiling light point. The spacious lounge/diner has a range of bespoke fitted storage units with shelving above, decorative fireplace surround, carpeted flooring, two ceiling light points, uPVC double glazed window to the rear aspect, and a door opening out to the rear garden.

Upstairs, there are two spacious double bedrooms, a useful storage cupboard, and the family bathroom. The master bedroom has two rear facing uPVC double glazed windows, carpeted flooring and a ceiling light point. The second double bedroom has carpeted flooring, ceiling light point and a uPVC double glazed window to the front aspect. The family bathroom comprises of a low level WC, wash hand basin, white panelled bath with shower over, ceiling light point, chrome style heated towel rail, and an obscured uPVC double glazed window to the front aspect.

Outside, to the front of the property is a tarmac driveway providing off-road parking for two vehicles. To the rear of the property is a larger than average garden, with a paved patio seating area, lawn and raised borders stocked with various plants and shrubs.

Agents note: We understand there is a green space charge of currently £225.65 per annum.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

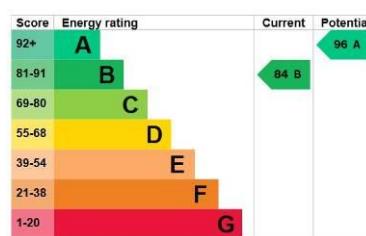
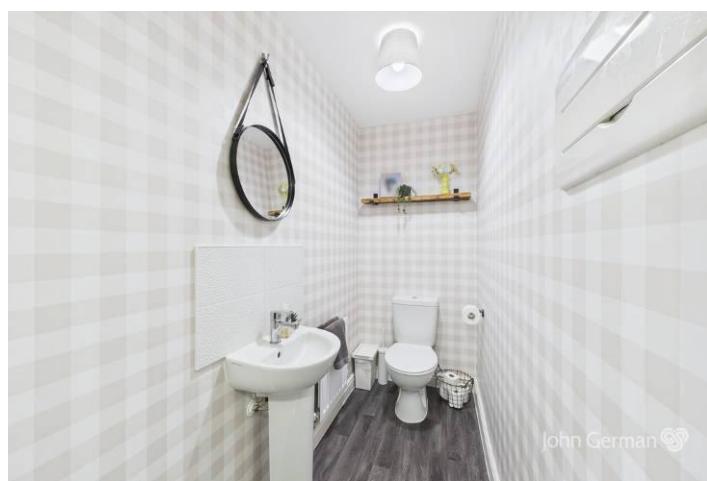
Our Ref: JGA/21012025

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Agents' Notes

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