



Bryant Avenue, Fradley, Lichfield

£225,000

- Two Double Bedroom Terraced Home
- Sitting Within A Lovely Garden With Double Width Parking
- Wonderfully Appointed Throughout
- Lounge Diner & Contemporary Kitchen
- Bathroom & Guest WC
- Cul-De-Sac Location In A Popular Village



## **Bryant Avenue, Fradley, Lichfield**

**£225,000**

### **DESCRIPTION**

Impeccable. That is the word for this stunning property, both inside and out. Sitting on a quiet cul-de-sac, this home really is presented to exacting standards, being beautifully decorated, with modern fittings and a landscaped garden. The accommodation comprises an entrance hall, guest WC, large lounge diner with doors leading to the garden and a superb contemporary kitchen. Upstairs are two very impressive generous double bedrooms, with the master having full width built in wardrobes. There is also an uber stylish bathroom whilst outside is equally as fabulous. A double width tarmac driveway to the front provides plenty of parking, with the rear garden having access and being laid mainly to lawn with a paved patio for al-fresco dining. This is a must view home, so call us today to book in your visit.

### **ACCOMMODATION**

#### **ENTRANCE HALL**

A front facing composite exterior door with double glazed panel inset opens to an entrance hall with tiled floor and a radiator. A staircase leads up to the first floor accommodation.

#### **GUEST WC**

The property benefits from having a beautifully appointed white suite including an integrated low level flush WC and pedestal wash-hand basin with chrome mixer tap. There is a tiled floor, radiator, extractor fan and front facing UPVC double glazed window.

#### **LOUNGE / DINER 13' 5" x 12' 6"(max) (4.08m x 3.81m(max))**

A generous lounge diner is fitted with a radiator and useful built in under-stairs storage cupboard whilst rear-facing UPVC double glazed doors double glazed doors lead out to the garden.

### **KITCHEN** 11' 3" x 5' 5" (3.43m x 1.66m)

A stunning contemporary kitchen is fitted with a range of matching base cabinets and wall units whilst a one and a half bowl stainless steel sink is set into the work surface with matching splashback. There is an integrated cooker with a four ring gas hob set into the work surface with stainless steel extractor hood above. There is also a built in fridge-freezer. A wall unit houses the gas fired central heating boiler whilst there is space for a washing machine. There is also a tiled floor, radiator and recessed ceiling spotlights as well as a front facing UPVC double glazed window.

### **LANDING**

A staircase leads up to the first floor landing which houses the loft access hatch.

### **MASTER BEDROOM** 12' 7"(max into robes) x 9' 3" (3.83m(max into robes) x 2.81m)

A very generous master bedroom benefits from having full width, built in contemporary wardrobes as well as a radiator and rear facing UPVC double glazed window.

### **BEDROOM TWO** 12' 7"(max) x 9' 1" (3.83m(max) x 2.77m)

A second generous double bedroom is fitted with a radiator, useful storage cupboard and front facing UPVC double glazed window.

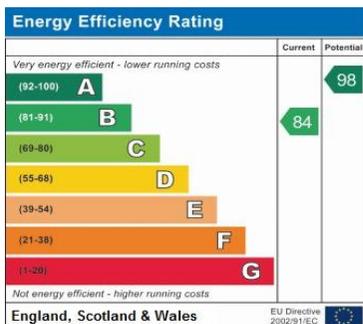
### **BATHROOM**

This wonderfully appointed contemporary bathroom comprises a white suite which includes an integrated low level flush WC, pedestal wash-hand basin with chrome mixer tap and panelled bath with chrome mixer tap and Mira shower over. There is a tiled floor, recessed ceiling spotlights and extractor fan as well as a radiator.

### **EXTERIOR**

The property sits on a wonderfully landscaped plot with a double width tarmac driveway to the front. To the rear is an excellently landscaped plot which is laid mainly to lawn with a paved patio accessed directly from the lounge/diner. There is also a range of mature shrubs whilst a gate provides rear access.





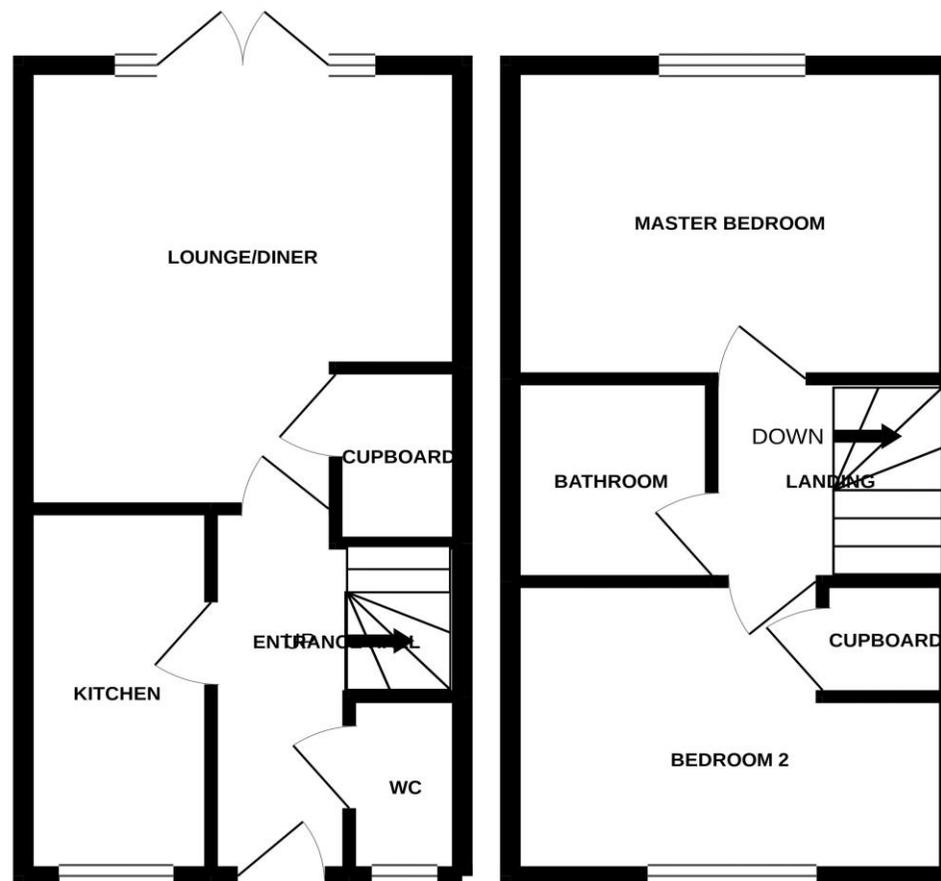
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GROUND FLOOR

1ST FLOOR



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