



Baker Drive, Fradley
Lichfield, WS13 8TD

Offers in the Region Of £230,000

Fradley

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MODERN TWO BEDROOM HOME IN FRADLEY

This wonderfully presented, recently built, two bedroom semi-detached home is situated on Baker Drive in Fradley, a quiet sought after estate within close distance of popular amenities and links to Lichfield as well as surrounding villages.

Approached via a paved driveway this charming home consists of a welcoming entrance hallway with a downstairs W.C, flowing into a modern fitted kitchen to the fore and a spacious lounge/diner to the rear. There is a large storage cupboard off the lounge, and French doors out to the rear garden.

Upstairs off the landing are two large double bedrooms, the master with fitted storage space, and a modern family bathroom suite.

Outside is a peaceful, low maintenance rear garden with a social patio area, neatly kept lawn, and private fenced enclosure.





Property Specification

TWO BEDROOM SEMI-DETACHED HOME
 QUIET SOUGHT AFTER ESTATE
 MODERN FITTED KITCHEN
 SPACIOUS LOUNGE/DINER
 DOWNSTAIRS W.C.

Hallway 11' 3" x 3' 7" (3.42m x 1.09m)

Kitchen 11' 2" x 6' 11" (3.41m x 2.12m)

Lounge/Diner 14' 1" x 12' 2" (4.30m x 3.71m)

Downstairs W.C. 5' 3" x 2' 11" (1.60m x 0.89m)

Bedroom One 14' 1" x 8' 7" (4.29m x 2.62m)

Bedroom Two 14' 1" x 8' 2" (4.29m x 2.49m)

Bathroom 7' 1" x 6' 3" (2.15m x 1.91m)

Agent's Note:

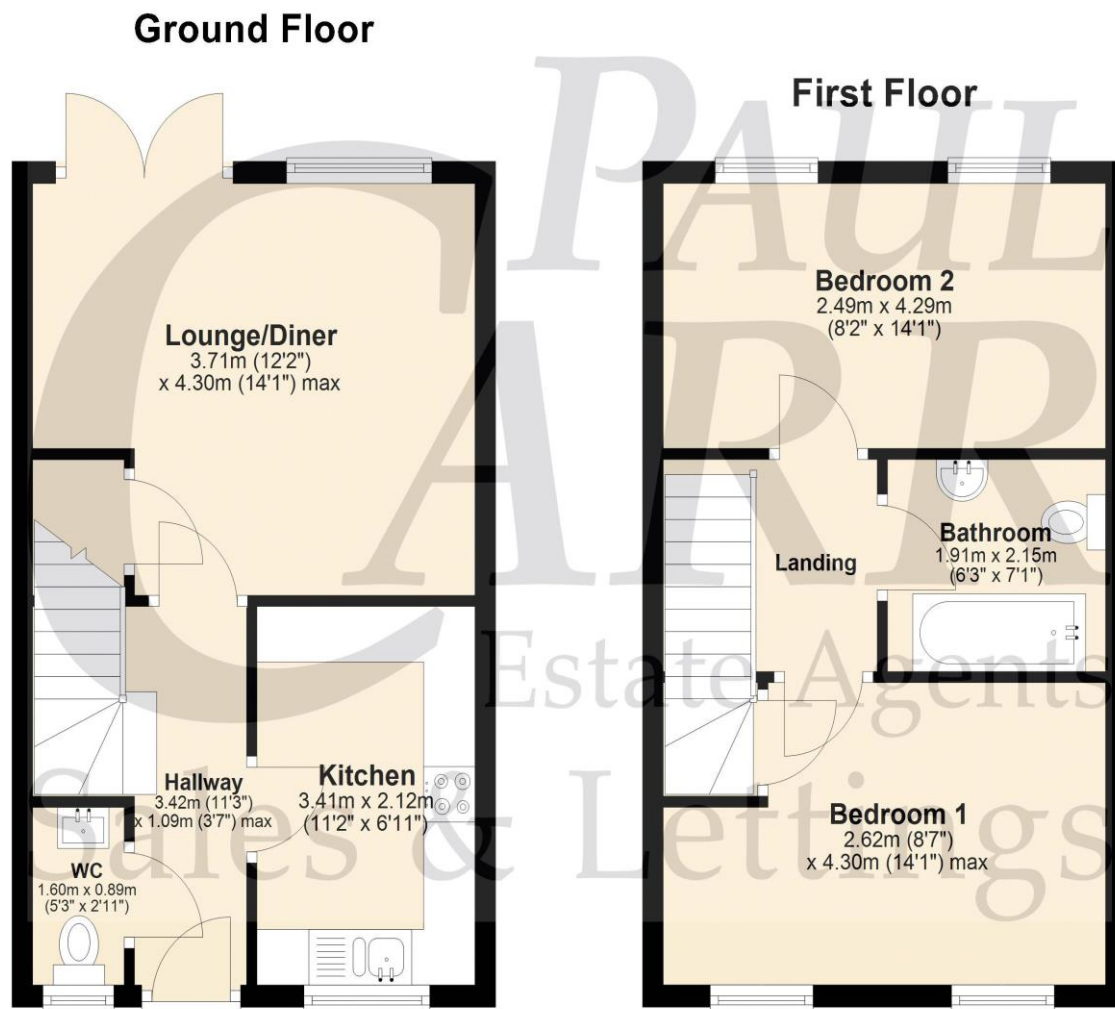
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: 9th November 2024

Viewer's Note:

Services connected: Gas/electric/water/drainage
 Council tax band: B
 Tenure: Freehold
 Estate Charge: £110
 Loft insulated, not boarded

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

