



Clayton Avenue, Fradley  
Lichfield, WS13 8XW

£260,000

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This recently built two bedroom home is offered for sale in a highly desirable location on Clayton Drive in the increasingly popular area of Fradley, Lichfield.

Situated within close reach of popular amenities and local schooling, this home is ideal for any first-time buyers or downsizers searching in the area.

Approached via attractive kerb appeal with a driveway for two cars at the front, the first impressions of this modern home are delightful.

Internally you are greeted with a welcoming entrance hallway with a modern fitted kitchen to the fore, plus ground floor W.C, leading into a spacious lounge/diner to the rear with ample social space and French doors out to the garden.

Upstairs are two large double bedrooms and a family sized bathroom. The main bedroom also features tasteful fitted wardrobes, plus a private en-suite shower room.

Outside is a charming rear garden with a neatly maintained lawn, social patio area and a path leading to a shared rear access with fenced enclosure surrounding.





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: 24th November 2025 Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

## Property Specification

Recently Built Two Bedroom Home  
Sought After Quiet Location in Fradley, Lichfield  
Spacious Lounge/Diner with French Doors to Garden  
Modern Fitted Kitchen  
Ground Floor W.C.

**Hallway 10' 11" x 6' 8" (3.34m x 2.03m)**

**Kitchen 12' 0" x 5' 11" (3.66m x 1.80m)**

**Lounge/Diner 16' 1" x 13' 0" (4.89m x 3.96m)**

**Ground Floor W.C. 5' 2" x 3' 0" (1.58m x 0.92m)**

**Bedroom One 13' 2" x 13' 1" (4.01m x 3.98m)**

**En-Suite off Bed 1 6' 1" x 5' 0" (1.86m x 1.52m)**

**Bedroom Two 12' 11" x 8' 0" (3.93m x 2.45m)**

**Bathroom 6' 3" x 6' 1" (1.91m x 1.86m)**

### Viewer's Note:

Services connected: Gas/electric/water/drainage

Council tax band: B

Tenure: Freehold

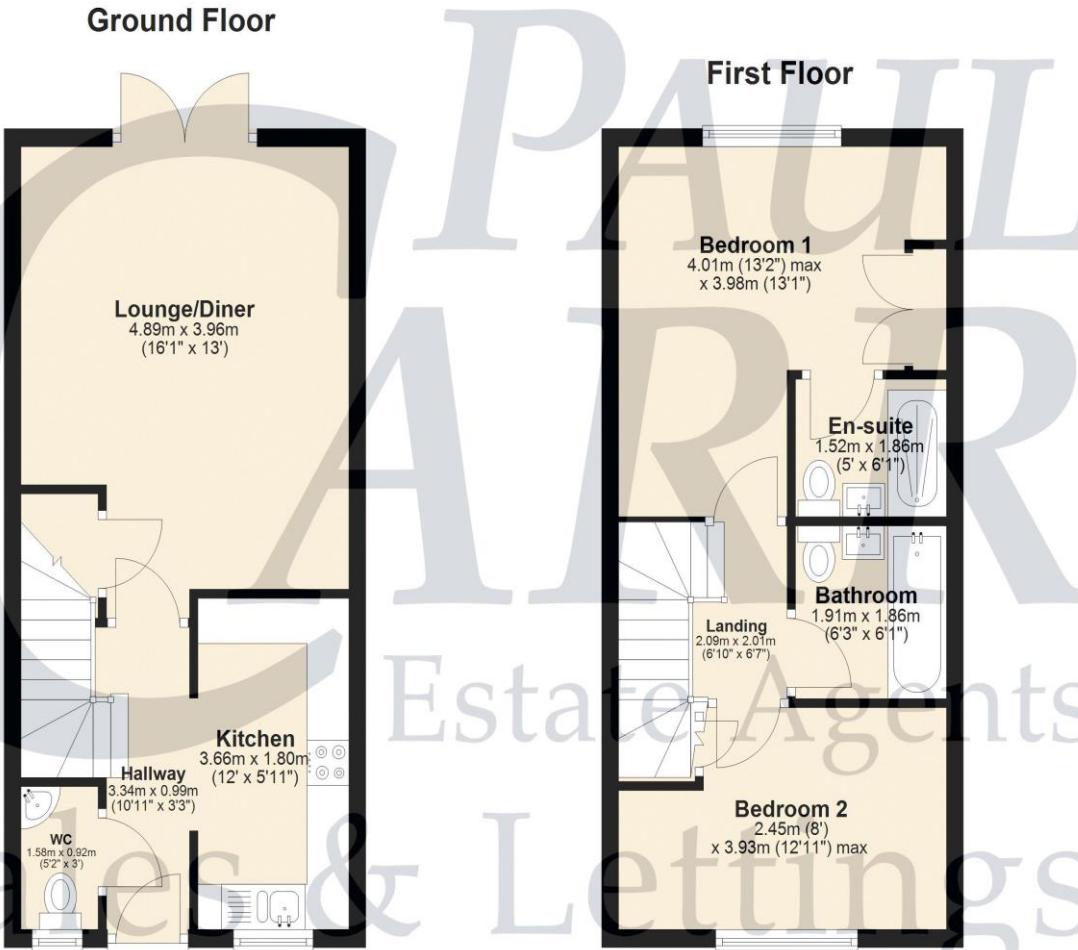
Service Charge: £151

Restrictions: N/A

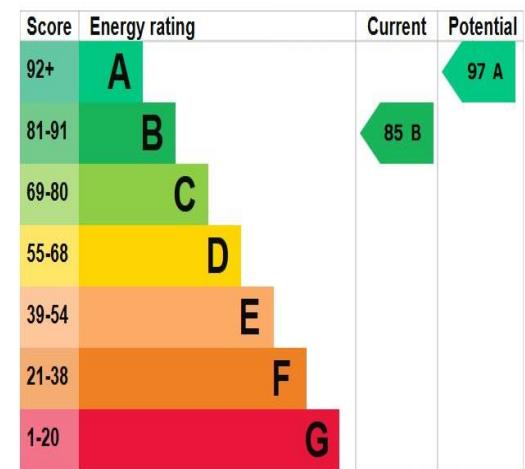
Other Loft insulated only, no ladder

# Floor Plan

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



## Energy Efficiency Rating



## Map Location

