



9 Goring Drive,
Fradley WS13 8ZB

Downes & Daughters
ESTATE AGENCY

9 Goring Drive,
Fradley WS13 8ZB
£250,000

An attractive and well presented two bedroom home, in an easily accessible position within this popular Barratt Homes development. Only eighteen months old and offered for sale with no onward chain and the remainder of the NHBC warranty, this wonderfully bright property boasts well balanced accommodation over two floors with a living room and kitchen diner on the ground floor and two bedrooms and a contemporary bathroom on the first floor. Externally the pretty exterior sits behind a lawned front garden with a private driveway for two cars, planning permission for a single garage and a neat lawned rear garden with patio seating areas.

Viewing advised to appreciate the attractive package on offer and its desirable position within the development.

GROUND FLOOR

Entrance Hallway • Living Room • Inner Hallway • Guest Cloakroom • Kitchen Diner With Access To Garden

FIRST FLOOR

Landing • Bedroom One With Built In Wardrobes • Bedroom Two • Bathroom

OUTSIDE

Lawned Front Garden • Private Driveway For Two Cars • Planning Permission For Single Garage • Lawned Rear Garden • Patio Seating Area • Timber Storage Shed • Gated Side Access To Driveway

FURTHER INFORMATION

Freehold (TBC by solicitor) • Council Tax Band C • Gas Central Heating • Upvc Double Glazing • Energy Rating B • No Onward Chain



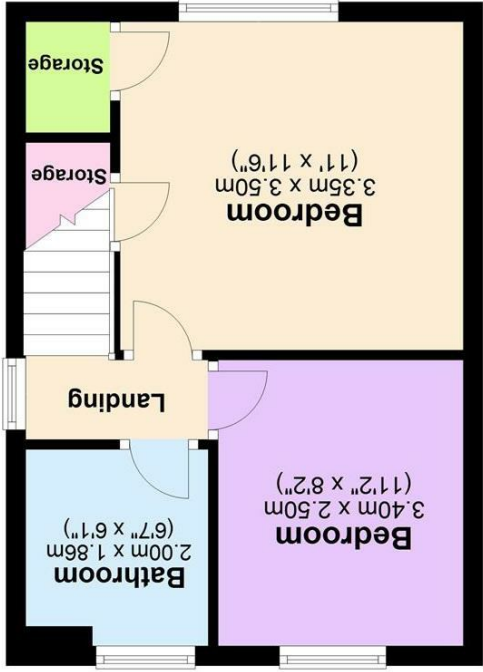




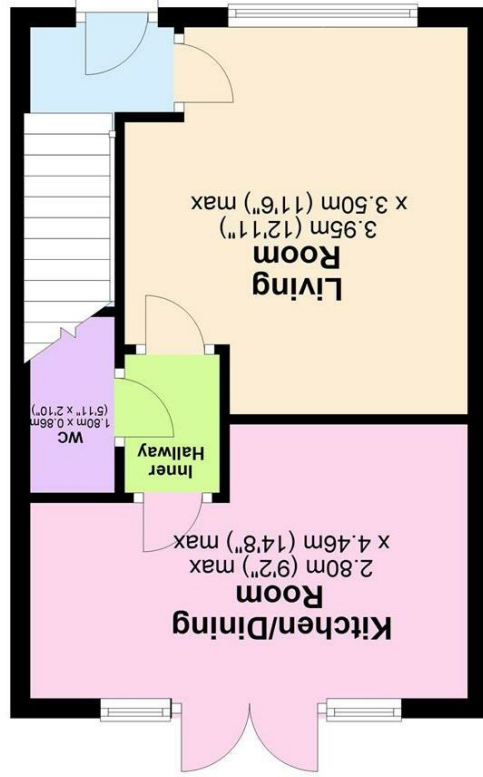
5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



Total area: approx. 58.9 sq. metres (633.8 sq. feet)



First Floor
Approx. 28.4 sq. metres (305.4 sq. feet)



Ground Floor
Approx. 30.5 sq. metres (328.4 sq. feet)



Environmental Impact (CO ₂) Rating	
Client	Domestic
Very environmentally friendly - lower CO ₂ emissions	(92 pphs)
A	(91-91)
B	(81-91)
C	(69-80)
D	(55-68)
E	(38-64)
F	(21-53)
G	(1-20)
EU Directive 2002/91/EC	
England & Wales	
Very environmentally friendly - higher CO ₂ emissions	
Client	Domestic
Very energy efficient - lower running costs	(92 pphs)
A	(91-91)
B	(81-91)
C	(69-80)
D	(55-68)
E	(38-64)
F	(21-53)
G	(1-20)
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
Client	Domestic
Very energy efficient - lower running costs	83
97	