



5 Milne Avenue, Fradley
Lichfield WS13 8SQ

Downes & Daughters
ESTATE AGENCY

5 Milne Avenue, Fradley Lichfield WS13 8SQ Offers over £300,000

A stylishly presented three bedroom detached family home, boasting flexible accommodation over two floors, with the added benefit of a beautifully presented low maintenance rear garden and situated only moments away from the Coventry Canal, offering attractive walks to the amenities at Fradley junction. The accommodation is presented in a modern style and comprises: Entrance hallway, living room, dining room, inner hallway, guest cloakroom and kitchen on the ground floor and three bedrooms and two bathrooms on the first floor. Externally there is private driveway parking, neat front lawn with high level hedge boundary, integral garage and a most impressive rear garden which has clearly been lovingly tended by the current owners for many years.

Viewing is essential to appreciate the attractive nature and charm of this delightful family home.

GROUND FLOOR

Entrance Hallway • Living Room Opening In To... • Dining Room • Inner Hallway • Guest Cloakroom • Kitchen With Door To Garage & Rear Garden

FIRST FLOOR

Landing With Airing Cupboard • Principal Bedroom With Built In Wardrobes • Spacious En Suite Shower Room • Bedroom Two • Bedroom Three • Family Bathroom

OUTSIDE

Tarmac Private Driveway • Lawned Front Garden With High Boundary Hedging • Single Integral Garage • Beautifully Landscaped Low Maintenance Rear Garden • Expansive Patio Seating Area • Composite Decked Sun Terrace • Attractive Circular Artificial Lawn • Lavishly Planted Raised Borders • Timber Storage Shed • Gated Side Access

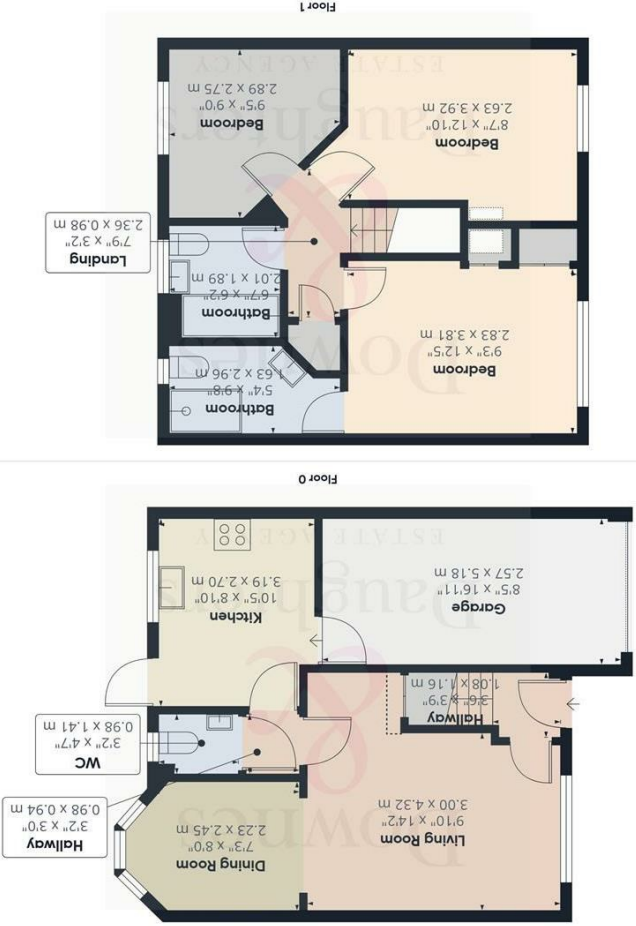
FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band D • Energy Rating ? • Upvc Double Glazed Windows • All Mains Services





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



Approximate total area
968 ft²
89.8 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the BICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
England & Wales EU Directive 2002/91/EC		
Very energy efficient - higher CO ₂ emissions		
Very energy efficient - higher running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (45-54)		
F (31-44)		
G (1-30)		
84		
60		
Current		
Energy Efficiency Rating		
Current	Minimum	Maximum
England & Wales EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
Very energy efficient - lower CO ₂ emissions		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (45-54)		
F (31-44)		
G (1-30)		
Current		

Not All Agents Are Equal...

