



2 Fradley Junction, Alrewas
Burton-On-Trent DE13 7DW

Downes & Daughters
ESTATE AGENCY

2 Fradley Junction, Alrewas Burton-On-Trent DE13 7DW £325,000

Nestled in the charming locale of Fradley Junction, this delightful semi-detached house presents an exceptional opportunity for those seeking a serene lifestyle. With three well-proportioned bedrooms and a bathroom, this property is perfect for families or individuals looking for space and comfort. Especially those looking for further potential.

As you enter, you are greeted by an impressive open plan kitchen diner, ideal for both entertaining and everyday living. The living room provides a warm and inviting atmosphere, while the utility/boot room and guest cloakroom add to the practicality of the home. The layout is designed to maximise both space and functionality, ensuring a pleasant living experience.

The property is surrounded by stunning open views, enhancing the tranquil setting that Fradley Junction is renowned for. This picturesque area boasts a variety of local amenities, including the historic 'Mucky Duck' pub, the Fradley Pool Nature Reserve, and the delightful Laughing Duck Cafe and Visitors Centre, all within easy reach.

Externally, the house features a generous gated private driveway, providing ample parking for multiple vehicles. The extensive lawned gardens offer a perfect space for outdoor activities, gardening, or simply enjoying the peaceful surroundings.

Offered for sale with no onward chain, this property is an attractive proposition for those looking to settle in one of the most appealing areas in the region. Do not miss the chance to make this lovely house your new home in Fradley Junction.

GROUND FLOOR

Entrance Lobby • Guest Cloakroom • Utility/Boot Room • Kitchen Diner • Rear Hallway • Living Room

FIRST FLOOR

Landing With Airing Cupboard • Bedroom One • Bedroom Two • Bedroom Three • Bathroom

OUTSIDE

Expansive Lawned Front Garden With Raised Vegetable Bed & Hedge Boundary • Extensive Gated Private Driveway Parking • Vehicular Gated Side Access • Lawned Rear Garden With Hedge Boundary

FURTHER INFORMATION

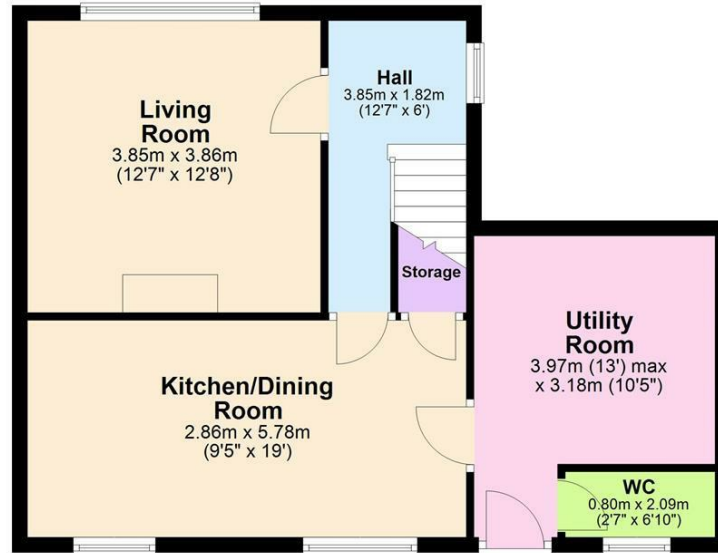
Freehold (TBC By Solicitor) • Council Tax Band B • Energy Rating D • Upvc Double Glazed Windows • Oil Fired Central Heating • Mains Electric & Sewerage



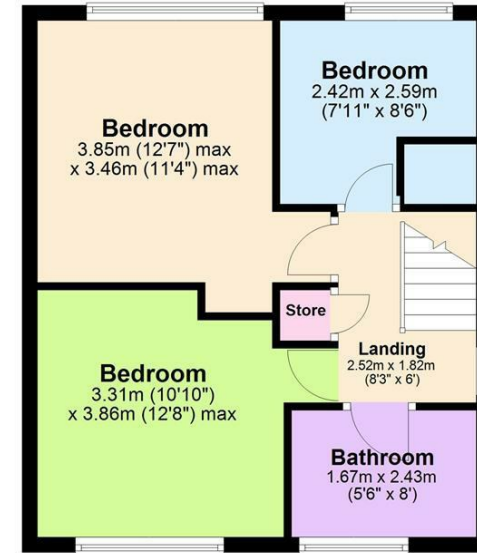




Ground Floor
Approx. 52.6 sq. metres (566.3 sq. feet)



First Floor
Approx. 40.9 sq. metres (440.0 sq. feet)



Total area: approx. 93.5 sq. metres (1006.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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