



Williams Avenue

Fradley, Lichfield, Staffordshire, WS13 8TE

Offers Over £315,000

# Property Features

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- Beautifully Presented Modern Town House
- Entrance Hall
- Superb Kitchen/Diner with Built-in Appliances
- Guest Cloakroom
- Expansive Family Lounge to the First Floor
- Main Bedroom with Walk-In-Wardrobe
- Two Further Well Proportioned Bedrooms
- Family Bathroom
- Stunning and Private Rear Garden
- Rear Garage and Off Road Parking

## Full Description

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This beautifully presented modern town house is situated in a highly sought after residential location and offers superb family accommodation across three floors. Having been fully renovated by the current homeowners, the property boasts a flawless layout that meets every requirement for contemporary family life.

Upon arrival, the superb location becomes immediately apparent, with the property located behind a block paved fore garden providing access to the entrance hall. Off road parking facilities are to the rear of the access, and also access to the separate garage.

### GROUND FLOOR

Upon entering the property, you are welcomed by an inviting entrance hall which gives access to the superb kitchen/diner which spans the length and width of the property. The delightful modern kitchen area boasts an attractive range of units, has built-in fridge/freezer, washer/dryer, dishwasher and microwave, and is flooded with natural light from the front and rear windows. The kitchen area also provides access to the recently designed rear garden. Completing the ground floor accommodation is a convenient guest cloakroom and useful understairs storage cupboard.

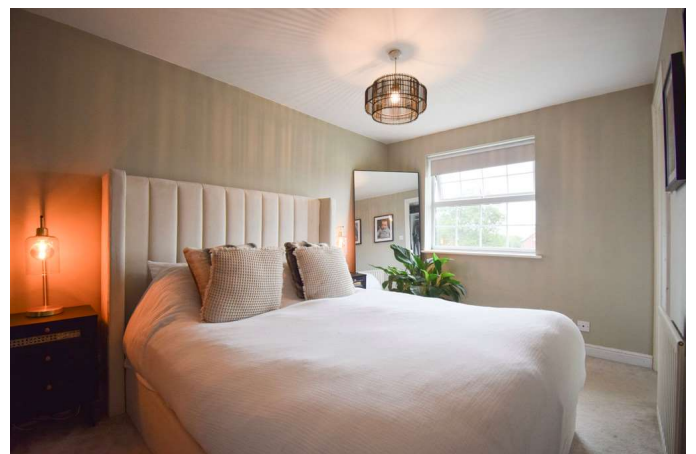
### ENTRANCE HALL

10' 5" x 5' 7" (3.18m x 1.7m)

### KITCHEN/DINER

24' 8" x 14' 1" (7.52m x 4.29m)

### GUEST CLOAKROOM





## FIRST FLOOR

Ascending to the first floor, the flawless appeal of the property continues. The expansive family lounge is bathed in natural light from its two windows and creates an ideal space for relaxation. The well proportioned third bedroom is also located on the first floor.

### LOUNGE

14' 2" x 12' 2" (4.32m x 3.71m)

### BEDROOM THREE

12' 3" x 8' 2" (3.73m x 2.49m)



## SECOND FLOOR

The spacious main bedroom located on the second floor boasts a walk-in wardrobe which gives excellent storage space and the room has views over the rear garden through the rear windows. A generous sized second bedroom is located to the front of the property and the second floor also houses the recently refitted family bathroom fitted with panelled bath and electric shower over, hand wash basin with storage beneath and WC.

### BEDROOM ONE

15' 6" x 8' 4" (4.72m x 2.54m)

### WALK-IN WARDROBE

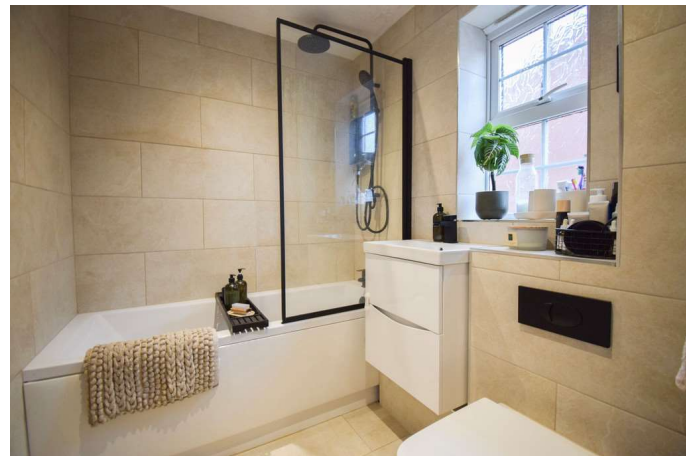
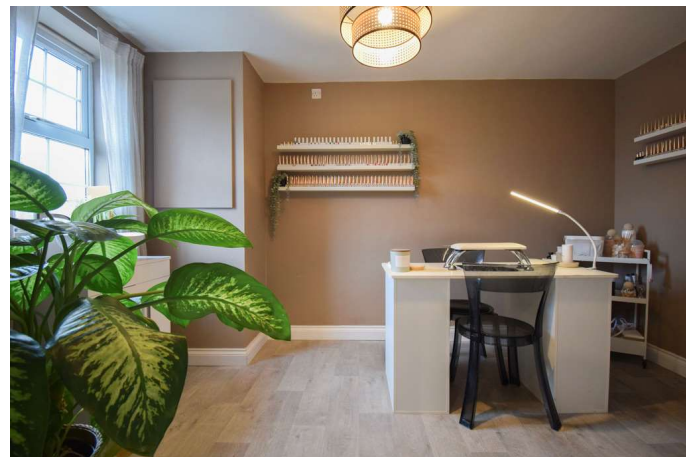
5' 5" x 5' 1" (1.65m x 1.55m)

### BEDROOM TWO

14' 2" x 8' 10" (4.32m x 2.7m)

### BATHROOM

6' 7" x 5' 4" (2.01m x 1.63m)



## EXTERNAL

The stunning and private rear garden has been recently updated by the current owners. Two spacious patio areas are perfect for outdoor dining, entertaining and relaxation. An artificial lawn is bordered by two timber raised flowerbeds featuring tasteful planting. Secure timber fencing ensures privacy and a rear timber gate provides access to the rear garden and off road parking.



## ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

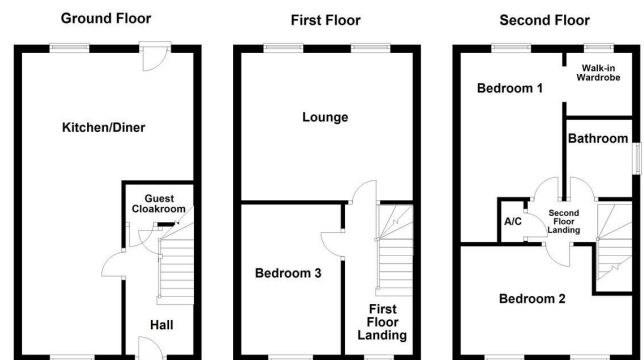
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

## DISCLAIMER

We duly notify all prospective purchasers that the person selling the property is personally known by a member of Taylor Cole Estate Agents.



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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements