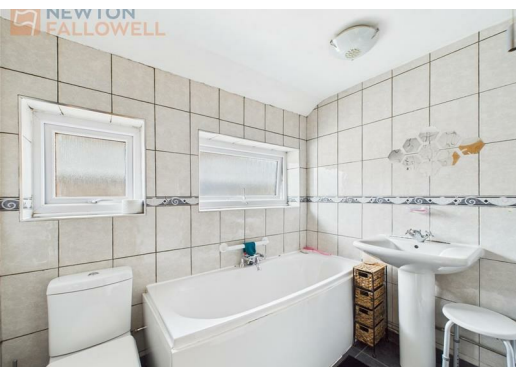




Church Lane, Fradley

Lichfield, WS13 8NJ

Offers In Excess Of £285,000



**** IN NEED OF MODERNISATION ** AMAZING REAR VIEWS **
VIEWINGS ARE ESSENTIAL ****

Newton Fallowell Lichfield & Rugeley Office are delighted to offer this fantastic three bedroom, semi detached family home, situated in a much sought after location of Fradley, Lichfield. The property is in need of modernisation and in brief comprises of three bedrooms, large lounge, fitted kitchen/diner, family bathroom, rear garden with patio, amazing rear views, and private parking with garage. This charming property will not be available for long, so BOOK YOUR VIEWING to avoid disappointment.

Property Details

Gas Central Heating & Double Glazing.

EPC rating D & Council tax band B.

Measurements - For room measurements please refer to the floor plans.

Viewings - Please contact Newton Fallowell Lichfield. Appointment only.

General Information - Planning Permission & Building Regulations: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

Services - All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Other Services - Newton Fallowell - Are pleased to offer the following services:-

Residential Lettings - If you are considering renting a property or letting your property, please contact us for further information

Mortgages - If you would like advice on the best mortgages available, please contact us for further information.

Want To Sell Your Property - Call Newton Fallowell Lichfield to arrange your FREE no obligation market appraisal.

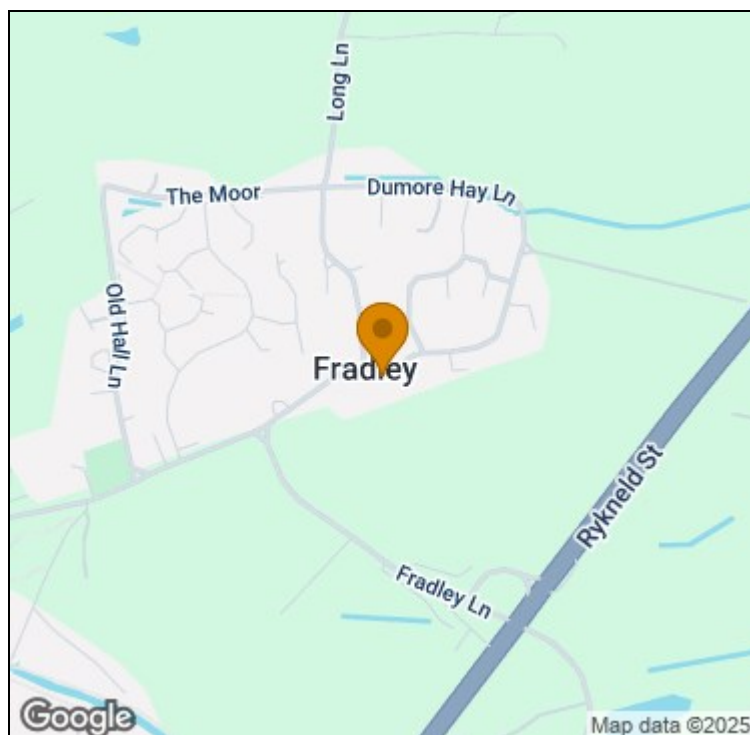
Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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