

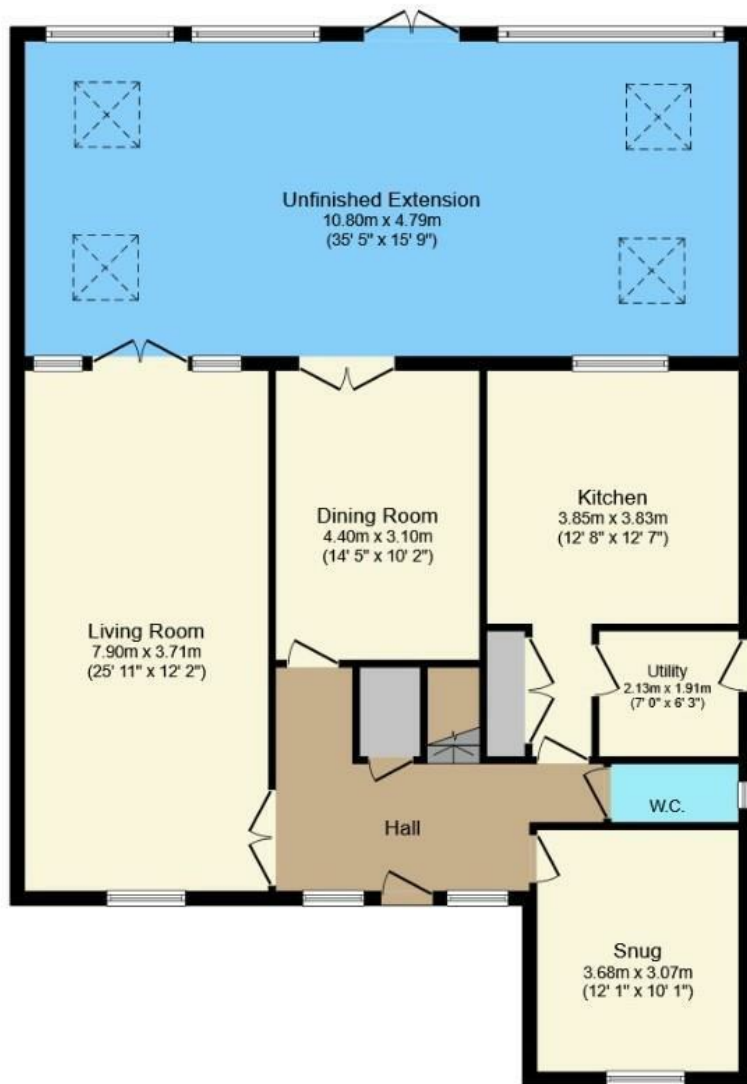


12 Horner Avenue, Fradley, Lichfield, WS13 8TR

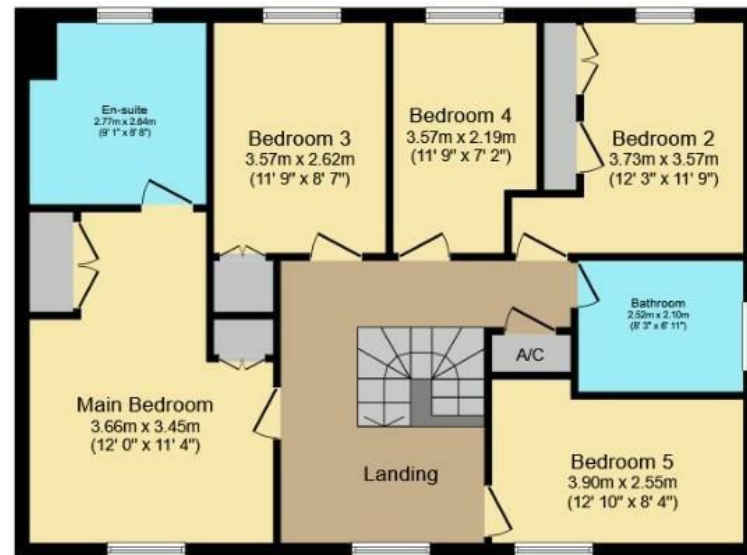
£480,000

This detached family home is situated on a quiet residential cul-de-sac in the popular village of Fradley, perfectly positioned for transport links. Viewing is essential to appreciate the accommodation and versatility available. Benefitting from gas central heating and UPVC double-glazing, the property in brief, comprises of; Entrance Hallway, Guest WC, Living Room, Dining Room, Study, Kitchen, Utility and a large rear extension. First Floor Landing, Master Bedroom with En-suite, Second bedroom with En-suite and Three further bedrooms. Garden to rear and Driveway to the front. Tandem-garage. EPC rating - C

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
lichfield@hunters.com | www.hunters.com



Ground Floor



First Floor

Total floor area 233.7 m² (2,515 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Powered by www.focalagent.com

Entrance Hallway

accessed via a composite front door having spotlights, radiator, under stairs storage cupboard, wooden flooring and two UPVC double-glazed windows to the front aspect

Living Room

having a feature gas fireplace on a stone hearth, two ceiling light points, two radiators, wood flooring with a UPVC double glazed window to the front aspect and french doors giving access to the rear extension

Dining Room

having a ceiling light point, radiator, wood flooring and UPVC double glazed doors to the rear extension

Snug/Study

having a ceiling light point, radiator, wood flooring and two UPVC double glazed windows to the front and side aspect

Guest WC

having a close-coupled WC and pedestal handwash basin, ceiling light point, part tiling to walls, radiator, wood flooring and an obscured UPVC double glazed window to the side aspect

Kitchen

having a range of wall and base units with rolltop work surfaces, a stainless steel sink and drainer with mixer tap, gas hob and electric oven with a stainless steel extractor fan. Integrated dishwasher with space for a freestanding fridge/freezer, spotlights, part tiling to walls, radiator, storage cupboard, tiled flooring and a UPVC double glazed window to the rear aspect

Utility Room

with base units and a stainless steel sink and drainer with a mixer tap, tiled splashback and plumbing for a washer/drier. Ceiling light point, radiator, extractor fan and tiled flooring with a wooden door giving access to the side of the property.

Extension Room

there is a large extension on the rear of the property which is currently unfinished. The sellers will be leaving this for

any potential buyer to finalise it into their own taste. There have been first fix electrics fitted, radiators will be available to be fitted by a purchaser and there are UPVC double-glazed windows to the rear aspect and French doors leading into the rear garden.

First Floor Landing

having two ceiling light points, loft access, radiator, an airing cupboard which houses the boiler, wood flooring and a UPVC double glazed window to the front

Master Bedroom

with a ceiling light point, radiator, three built in wardrobes, wood flooring and access to the Jack and Jill en-suite/bathroom

En-suite/ Jack and Jill Bathroom

having a close-coupled WC and a pedestal hand wash basin, a bath with mixer tap and a mains shower cubicle. Spotlights, extractor fan, radiator, part tiling to walls, wood flooring and a UPVC double-glazed window to the side aspect

Bedroom Two

having two ceiling light points, radiator, two built in wardrobes and a UPVC double glazed window to the front aspect

En-suite

having a close-coupled WC and a pedestal handwash basin, a bath with mixer tap and a mains shower cubicle. Ceiling light point, tiles to wall, wood flooring and a UPVC double glazed window to the rear aspect

Bedroom Three

having a ceiling light point, radiator and UPVC double glazed window to the front aspect

Bedroom Four

having a ceiling light point, radiator and UPVC double glazed window to the rear aspect

Bedroom Five

having a ceiling light point, radiator, built in wardrobe and UPVC double glazed window to the rear aspect

Outside

the front of the property is set back from the road with hedged borders, there is a front lawn area with a paved pedestrian pathway to the front entrance door and a tarmacadam driveway to the side of the property and access to the double garage.

The rear garden is paved with a wooden shed with light and power and access to the double garage.

Tandem-garage

There is a tandem-garage with electric roller door, light and power and a secure steel unit within the garage for security purposes

AGENTS NOTE

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

England & WalesEU Directive 2002/91/EC

