

HUNTERS[®]

HERE TO GET *you* THERE



Allen Way

Fradley, Lichfield, WS13 8XL

Offers In Excess Of £410,000



Council Tax: E



7 Allen Way

Fradley, Lichfield, WS13 8XL

Offers In Excess Of £410,000



Entrance Hallway

accessed via a UPVC double-glazed front entrance door with complimentary double-glazed units either side providing plenty of natural light. Extended at the front by the current owner, providing a porch and making it larger than similar properties on the development. Ceiling light point, useful storage cupboard and stairs leading to the first floor accommodation

Guest WC

having a pedestal hand wash basin and a push button WC. Ceiling light point, part tiling to walls, radiator, tiled floor and a UPVC double-glazed window to the front aspect

Living Room

having a ceiling light point, radiator and a UPVC double-glazed bay window to the front aspect which offers lots of natural light

Open Plan Family Dining Kitchen

the kitchen is fitted with a range of wall and base units with roll top work surfaces, matching upstands and an inset stainless steel sink with drainer. Electric oven and induction hob with extractor hood, integrated microwave and further appliance space. Inset ceiling spotlights, radiator, tiled floor, UPVC double-glazed window to the rear aspect and UPVC double-glazed French doors into the rear garden

First Floor Landing

accessed via a return flight staircase and having a useful fitted storage cupboard which houses the hot water cylinder. Ceiling light point and access to the partially boarded loft via a fitted ladder and having a light

Master Bedroom

with a range of fitted wardrobes providing ample hanging and storage space and a fitted dressing table. Ceiling light point, radiator and a UPVC double-glazed bay window to the front aspect. Access into the

En-suite

having a walk-in cubicle with a mains powered shower fitment, pedestal hand wash basin and a push button WC. Inset ceiling spotlights, part tiling to walls, towel radiator and a UPVC double-glazed window to the side aspect

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Family Bathroom

having a panelled bath with an electric overhead shower fitment, pedestal hand wash basin and a push button WC. Inset ceiling spotlights, part tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the side aspect

Outside

the front of the property is set back from the road and has a paved pathway to the front entrance door. There is a tandem tarmac driveway providing

Tel: 01543 419000

off-road parking for several vehicles which in turn leads to the DETACHED SINGLE GARAGE. There is also a timber pedestrian gate giving access to the rear of the property

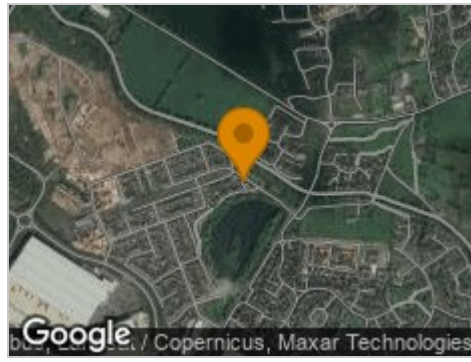
the uniquely designed landscaped rear garden has a wood effect panelled patio seating area with a metal pergola, porcelain tiled pathway with pebble infill and artificial grass. The timber pedestrian gate gives access to the front.



Road Map



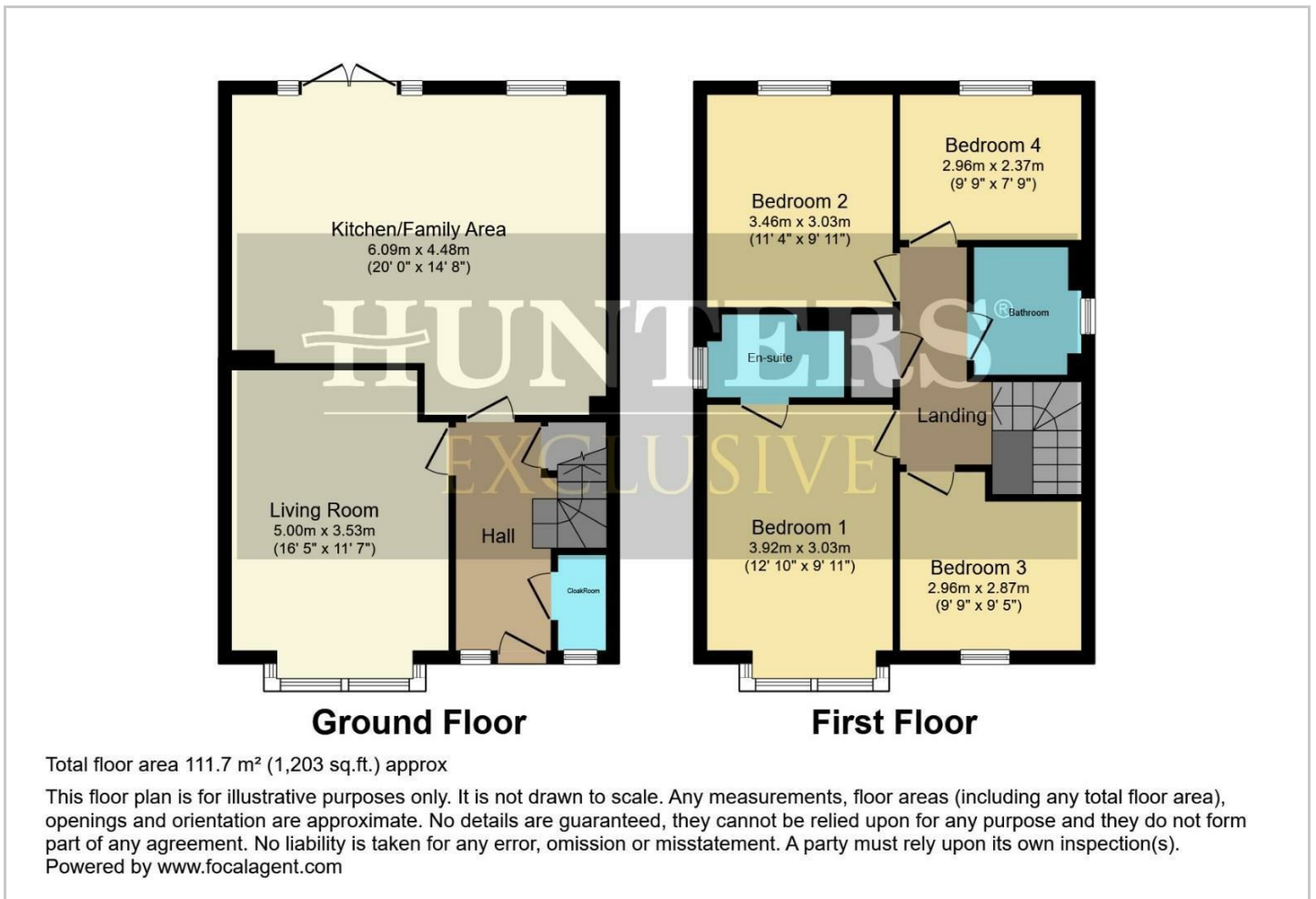
Hybrid Map



Terrain Map



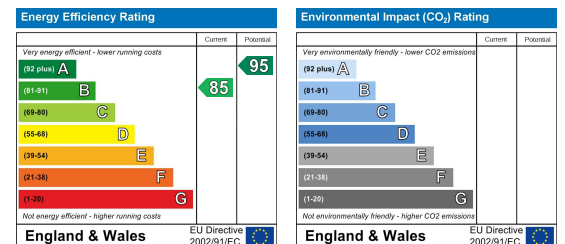
Floor Plan



Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** 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.