

HUNTERS[®]

HERE TO GET *you* THERE



Buckley Croft

Fradley, Lichfield, WS13 8UJ

Offers In Excess Of £260,000



Council Tax: C



1 Buckley Croft

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Entrance Hallway

accessed via a composite front door and having two ceiling light points, radiator, under stairs storage cupboard and stairs leading to the first floor

Kitchen

having a range of wall and base units with roll top work surfaces and a stainless steel sink with drainer. Electric oven with a gas hob, splashback and extractor fan. Appliance space for a washing machine, dishwasher and free standing fridge-freezer. Ceiling light point, laminate flooring and UPVC double glazed window to the front aspect

Guest WC

having a close-coupled WC and pedestal hand wash basin. Ceiling light point, extractor fan, radiator and laminate flooring

Living Room

having two ceiling light points, radiator, UPVC double glazed window to the rear and a UPVC double-glazed door giving access to the rear garden

First Floor Landing

having a ceiling light point, loft access, radiator and a useful storage cupboard

Bedroom One

having a ceiling light point, radiator and two UPVC double glazed windows to the rear aspect with countryside views

Bedroom Two

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

Bedroom Three

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

Bathroom

having a panelled bath with an overhead mains shower fitment, close coupled WC and pedestal handwash basin. Ceiling light point, extractor fan, heated towel rail and part tiling to walls. Airing cupboard housing the boiler, laminate flooring and UPVC double glazed window to the front aspect

Outside

the front of the property is set back from the road with a tarmac driveway. There is pedestrian side access to the rear garden.

The rear garden has a paved patio and lawn area with a pebbled pathway, shrubs and a decked seating area with a wooden shed. There is an outside water tap, light and access via a timber gate to the side of the property

AGENTS NOTE

we are offering this property at 100% ownership for £260,000

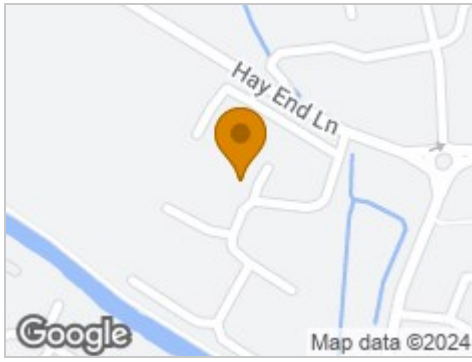
There is also an option to purchase 63% for £163,800 under the shared ownership scheme through Bromford Housing. If you purchase through shared ownership, the property becomes leasehold and a rental payment of £253.97 per month becomes payable. There is also a monthly service charge of £38.20 which includes the buildings insurance

Further details available upon request

Tel: 01543 419000



Road Map



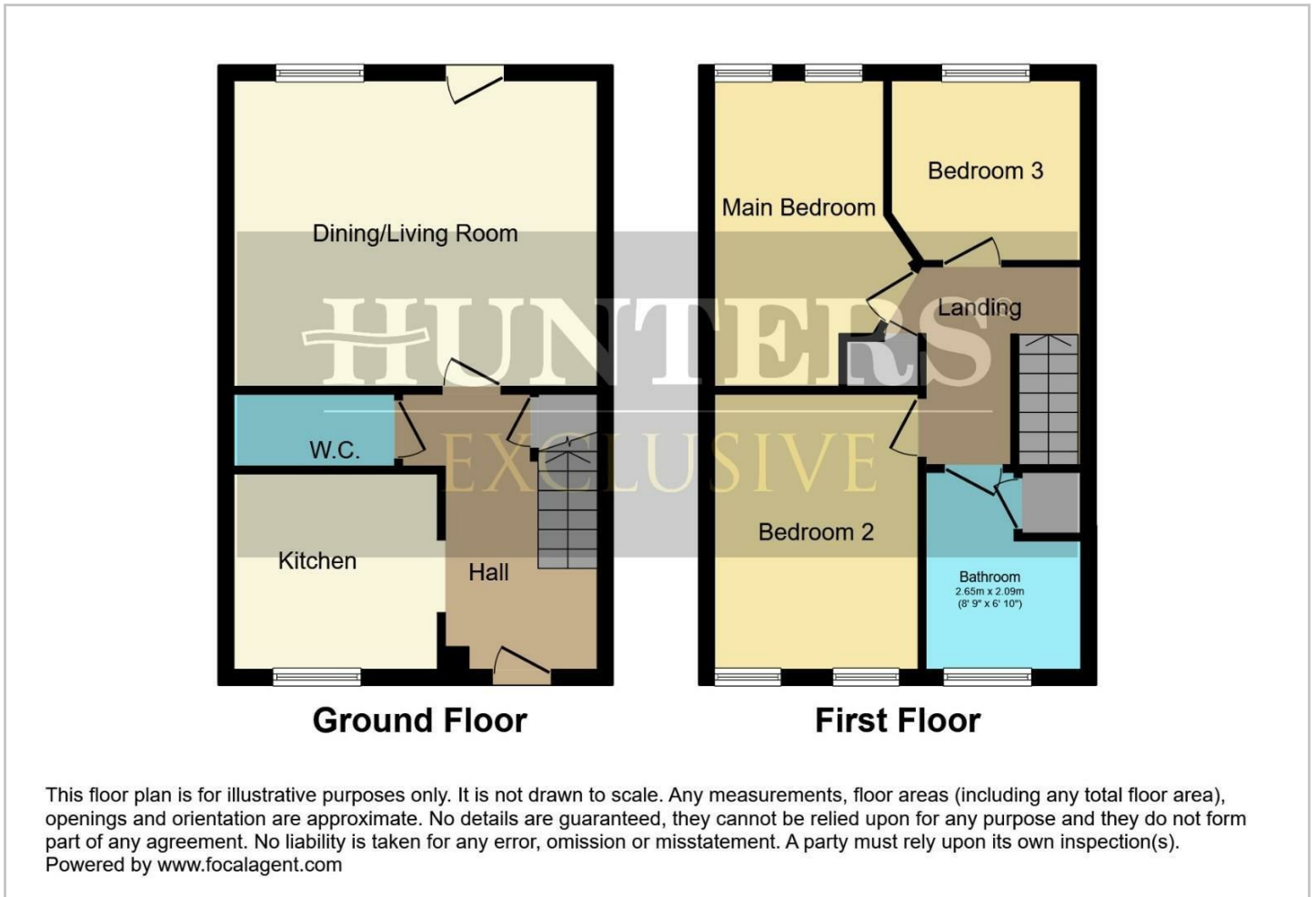
Hybrid Map



Terrain Map



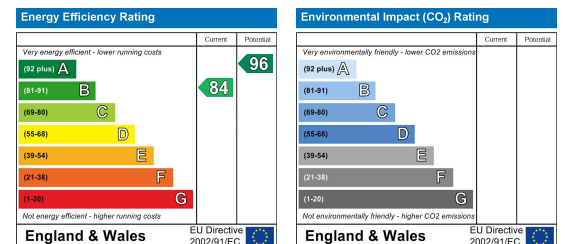
Floor Plan



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.