

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



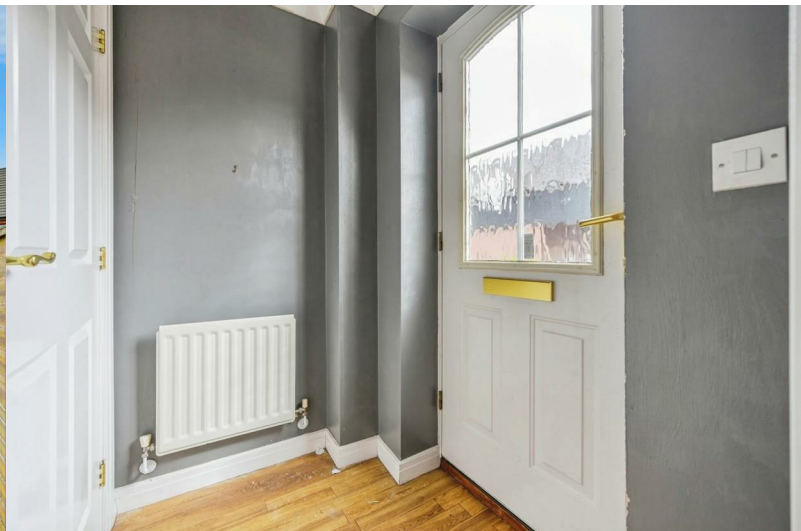
## Williams Avenue

Fradley, Lichfield, WS13 8TE

£230,000



Council Tax: B



# 25 Williams Avenue

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£230,000



## Entrance Vestibule

accessed via a wooden entrance door, ceiling light point, radiator and wood flooring

## Guest WC

having a close-coupled WC and pedestal handwash basin. Ceiling light point, radiator, part tiling to walls and wood flooring

## Living Room

having a feature gas fireplace on a granite hearth, two ceiling light points, two radiators, storage cupboard, stairs to the first floor accommodation and a UPVC double glazed window to the front aspect

## Dining Kitchen

having a range of wall and base units with rolltop work surfaces, stainless steel sink and drainer, gas hob and oven with an extractor fan and an integrated washing machine. Space for a freestanding fridge/freezer, two ceiling light points, radiator, part tiling to walls and laminate flooring. UPVC double glazed window and patio doors to the rear aspect

## First Floor Landing

having a ceiling light point and access to the loft

## Bedroom One

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

## En-suite

having a corner shower cubicle with a mains fitment, close-coupled WC and pedestal handwash basin. Ceiling light point, radiator, tiling to walls, laminate

flooring and an obscured UPVC double glazed window to the front aspect

## Bedroom Two

having a ceiling light point, radiator, fitted wardrobe 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 rear aspect

## Family Bathroom

having a panelled bath with mixer tap and shower attachment, pedestal handwash basin and close-coupled WC. Ceiling light point, extractor fan, radiator and laminate flooring

## Outside

the front of the property is set back from the road with a paved pedestrian pathway to the front entrance door.

The rear garden has a paved patio and lawn area with a wooden pedestrian gate to the rear allocated parking space and SINGLE GARAGE



## Road Map



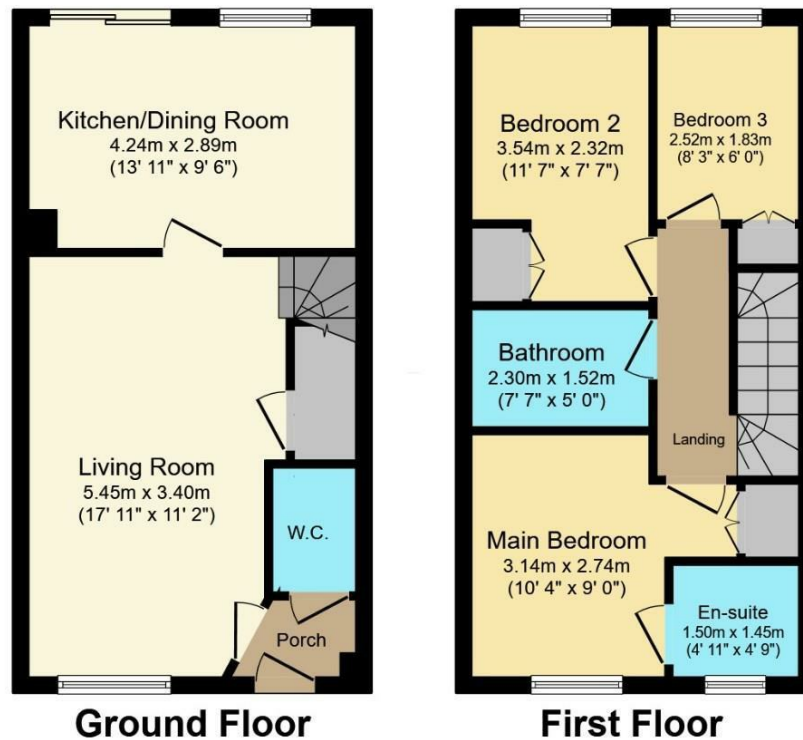
## Hybrid Map



## Terrain Map



## Floor Plan



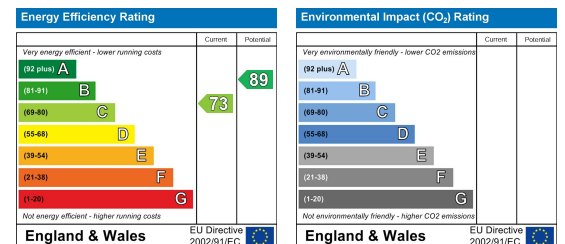
Total floor area 71.6 m<sup>2</sup> (770 sq.ft.) approx

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).  
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## 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.  
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