

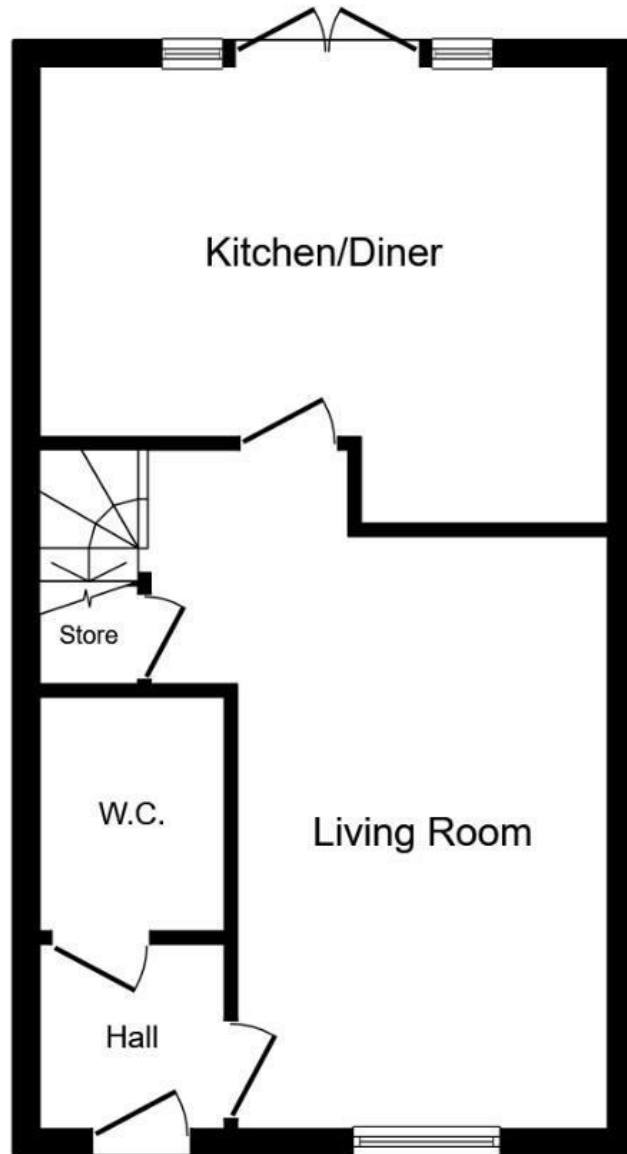


52 Tye Road, Fradley, Lichfield, WS13 8GW

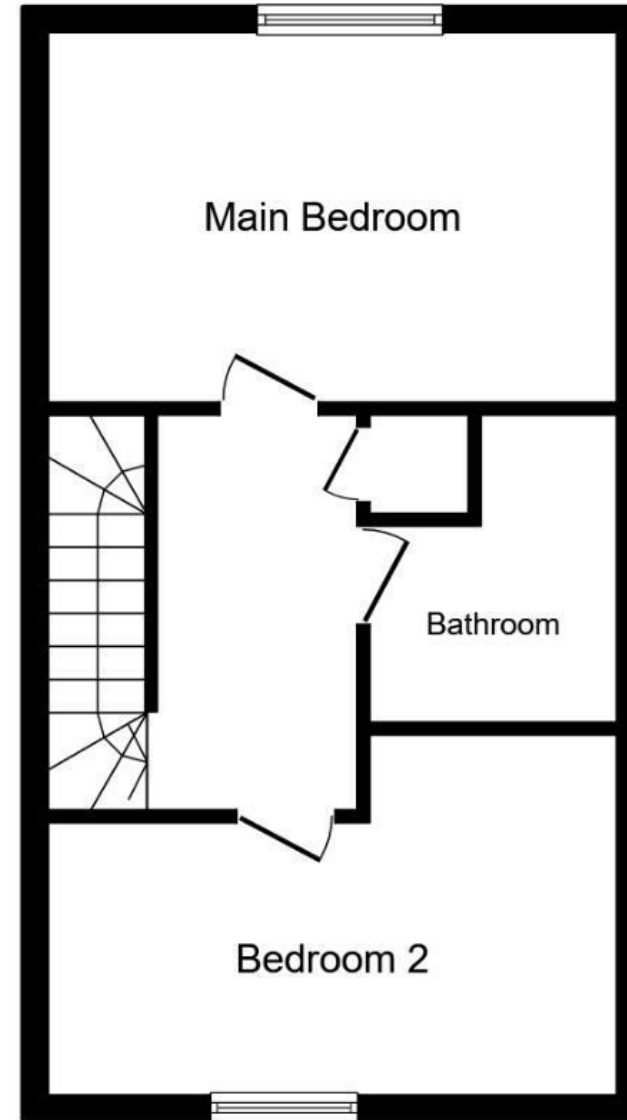
£230,000

this lovely two bedroomed property is bright, modern and welcoming, perfect for first time buyers and commuters. Located in the popular Fradley Village within close proximity all local amenities and transport links. Benefitting from Gas Central Heating and UPVC double-glazing. In brief, this stunning home comprises of; Entrance Hallway, Guest WC, Living Room and a Dining Kitchen. First Floor Landing, Two Double Bedrooms and a Bathroom. Garden to the rear and Driveway with parking for two cars. EPC RATING - B

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Ground Floor



First Floor

Entrance Hallway

accessed via a composite front door, having a ceiling light point and tiled flooring

Downstairs WC

with a close-coupled WC, pedestal handwash basin and tiled splashback. Ceiling light point, extractor fan, radiator and tiled flooring

Living Room

having a ceiling light point, radiator, laminate flooring, UPVC double-glazed window to the front aspect and stairs to the first floor with an under stairs storage cupboard

Dining Kitchen

having a range of wall and base units with rolltop work surfaces and upstands, tiled splashback, stainless steel sink and drainer, induction hob, electric oven and an extractor fan. Integrated fridge-freezer, dishwasher and washing machine. Ceiling light point, spotlights, radiator, tiled flooring and UPVC french doors giving access to the rear garden

First Floor Landing

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

Bedroom One

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

Bedroom Two

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

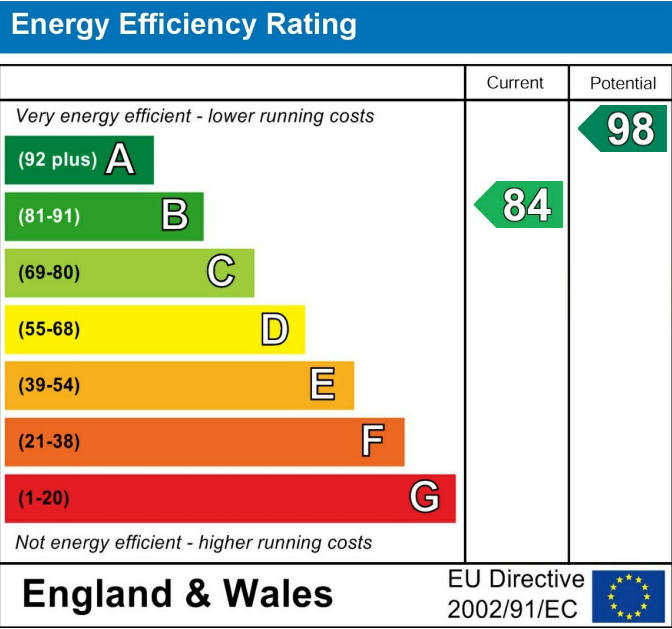
Bathroom

having a panelled bath with an overhead electric shower, close-coupled WC, pedestal handwash basin and a towel radiator. Spotlights, extractor fan, tiles to wall and tiled flooring

Outside

the front of the property is set back from the road with a tarmacadam driveway for two cars and a paved pedestrian pathway to the front entrance door

The rear garden has a paved patio and lawn area, timber storage shed and a timber gate giving access at the rear of the property



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. 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.



