

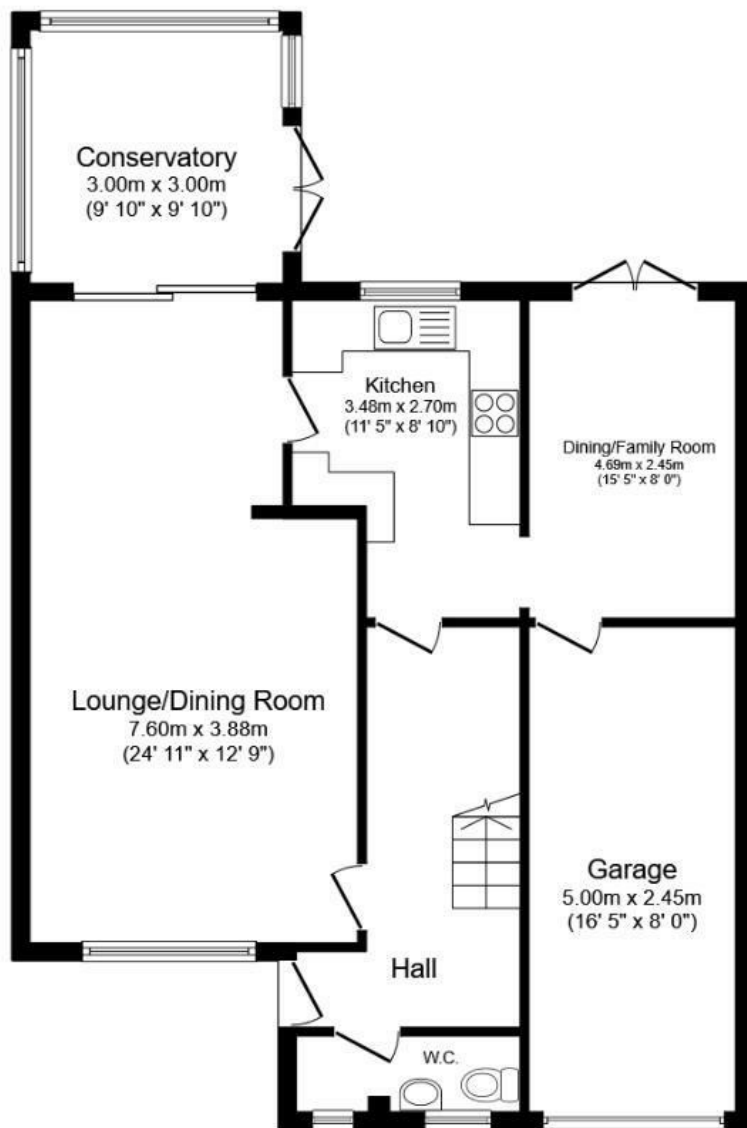


87 Church Lane, Fradley, Lichfield, WS13 8NJ

£450,000

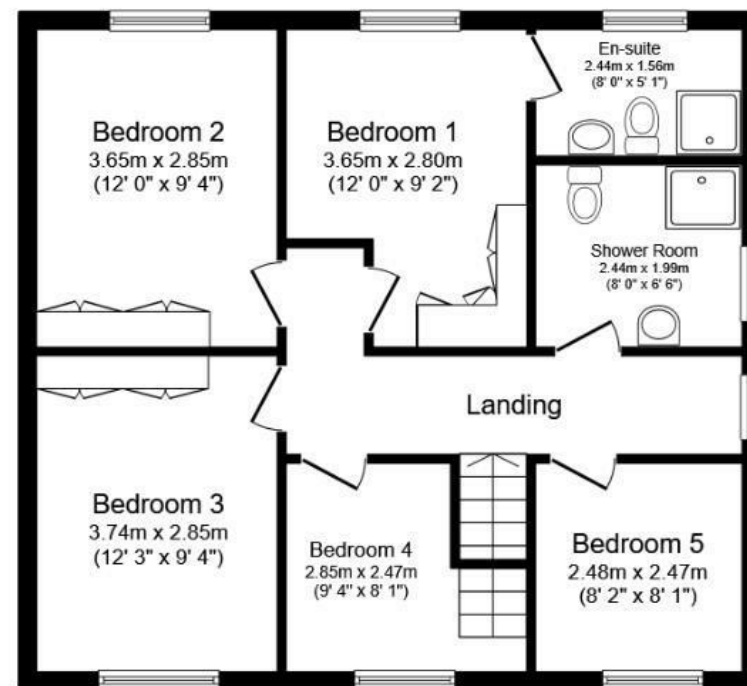
This lovely detached family home is situated on a quiet road in the popular village of Fradley, perfectly positioned for transport links and is offered for sale with NO UPWARD CHAIN. Viewing is essential to appreciate what the accommodation has to offer. Benefitting from gas central heating and UPVC double-glazing, the property in brief, comprises of; Entrance Hallway, Guest WC, Living Room/Dining Room, Conservatory, Breakfast Kitchen and a Playroom. First Floor Landing, Master Bedroom with En-suite, Four Further Bedrooms and a Family Bathroom. Garden to rear and Driveway to the front. SINGLE GARAGE. EPC RATING - C

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000  
lichfield@hunters.com | [www.hunters.com](http://www.hunters.com)



### Ground Floor

Floor area 83.5 sq.m. (898 sq.ft.)



### First Floor

Floor area 79.5 sq.m. (855 sq.ft.)

Total floor area: 162.9 sq.m. (1,754 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

**Entrance Hallway**  
accessed via a UPVC front entrance door and coir mat, having a ceiling light point, coving, radiator and stairs to the first floor

**Guest WC**  
having a close-coupled WC and a wall fitted handwash basin. Spotlights, part tiling to walls, towel radiator, two UPVC double-glazed windows to the front aspect and tiled flooring

**Living and Dining Room**  
having a feature gas fireplace on a marble surround, two ceiling light points, five wall light points, dodo rail, two radiators, UPVC double-glazed window to the front aspect and patio doors giving access to the conservatory

**Conservatory**  
having a brick base and UPVC double-glazed units. Ceiling light fan, wood laminate flooring and a coir mat with UPVC french doors giving access to the rear garden

**Breakfast Kitchen**  
having a range of wall and base units with roll top surfaces and under cabinet and kickboard lighting. Co-ordinating breakfast bar, stainless steel sink and drainer with a mixer tap, freestanding gas cooker and an extractor fan, plumbing space for a washing machine, dryer and space for a freestanding fridge-freezer. Spotlights, coving, part tiling to walls, towel radiator, tiled flooring and a UPVC double-glazed window to the rear aspect

**Family Room/Playroom**  
having a ceiling light point, coving, radiator, access to the garage and UPVC double-glazed french doors giving access to the rear garden

**First Floor Landing**  
having two ceiling light points, access to the fully

boarded loft and a UPVC double-glazed window to the side aspect

**Master Bedroom**  
having a ceiling light point, coving, radiator, fitted wardrobes with coordinating bedside tables, drawers and wall cabinets. UPVC double-glazed window to the rear aspect

**En-suite**  
having a close-coupled WC, pedestal handwash basin and a shower cubicle with a mains fitment. Spotlights, extractor fan, towel radiator, tiled flooring and walls. UPVC double-glazed window to the rear aspect

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

**Bedroom Three**  
having a ceiling light point, coving, radiator, fitted wardrobes and a UPVC double-glazed window to the front aspect

**Bedroom Four**  
having a ceiling light point, coving, radiator and a UPVC double-glazed window to the front

**Bedroom Five**  
having a ceiling light point, coving, radiator and a UPVC double-glazed window to the front

**Shower Room**  
having a close-coupled WC, pedestal handwash basin and a double shower cubicle with a mains fitment. Spotlights, extractor fan, two towel radiators and tiled flooring and walls. UPVC double-glazed window to the side aspect

**Outside**  
the property is set back from the road with a block

paved driveway for multiple cars and has a front lawn with access to the single garage with an electric roller shutter.

The rear garden has a paved patio area and large lawn area with mature shrubs and trees. There is an outside water tap with three timber storage sheds, one with light and power.  
There is side access to the front of the property via a wooden pedestrian gate.

**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                                   |         |           |
| (69-80) C                                   | 70      | 80        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |

This energy efficiency rating is based on 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, but not limited to, central heating if fitted) referred to in these particulars and 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.

England & WalesEU Directive 2002/91/EC





