



Williams Avenue
Fradley

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Lovett&Co. Estate Agents are pleased to offer for sale this extended three bedroom town house situated in the popular village of Fradley.

The property offers flexible living and sleeping accommodation with a number of rooms being able to double as bedrooms if required. The ground floor in particular lends itself well to being an annexe level with additional utility/kitchenette and shower room on this floor.

The property briefly comprises: entrance hallway, study/bedroom, rear dining/sitting room and conservatory, shower room, landing, spacious lounge, kitchen, second landing, with two bedrooms, family bathroom and en-suite.

Externally there is a large private rear garden with superbly maintained borders, patio area and lawn, plus side and rear gated access. Furthermore there is a separate garage with off-road parking space.

Situated in the semi-rural village of Fradley it is well placed to take advantage of a wide range of amenities in both Lichfield city centres and Burton upon Trent, both within a few mile radius. The location also benefits from local shops, food outlets, leisure facilities and access to A38 and M6 toll road linking the midlands motorway network.

RECEPTION HALL:

Entrance ceiling light point, useful under stairs storage cupboard, radiator and doors to the dining room, utility/bedroom and shower room.

BEDROOM THREE:

3.13m x 2.43m (10'3" x 7'11")
Light point, radiator, window to front and TV aerial & phone socket.

REAR DINING ROOM/BEDROOM:

4.2m x 2.37m (13'9" x 7'9")
Light point, radiator, window and door to the rear and TV aerial socket.

CONSERVATORY:

3.38m x 2.65m (11'1" x 8'8")
Constructed of a low level brick base, with front and side facing UPVC double glazing. There is also a tiled floor and ceiling fan

UTILITY:

2.36m x 1.55m (7'8" x 5'1")
Base units with fitted cabinets and work surface, stainless steel sink and drainer, space for fridge freezer, washing machine and dryer and ceiling light point.

SHOWER ROOM:

Modern suite comprising: shower cubicle, low level WC, wash hand basin, radiator, light point, wall tiling, shave point and window to side.

FIRST FLOOR LANDING:

Light point, window to front, stairs to the second floor and doors to the kitchen and lounge/diner.

LOUNGE/DINER:

4.64m x 4.19m (15'2" x 13'8")
TV aerial socket, ceiling light points, radiators, window to rear and space for dining table and chairs.

KITCHEN:

2.59m x 2.46m (8'5" x 8'0")
Range of matching wooden wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill and 4 gas ring hob with concealed extractor hood, integrated fridge freezer, wall tiling and tiled flooring, ceiling light point, radiator and window to front.

SECOND FLOOR LANDING:

Carpeted flooring, ceiling light point, access to the loft, doors off to two bedrooms, family bathroom and airing cupboard.

MASTER BEDROOM:

3.39m (excl. robes) x 2.54m (11'1" (excl. robes) x 8'4")
Built in wardrobes, radiator, ceiling light point, TV aerial point, window to rear and door to the en-suite.

EN-SUITE SHOWER ROOM:

White suite comprising: shower cubicle, wash hand basin, low level W/C, shaving point, wall tiling, ceiling light point, radiator and window to rear.

BEDROOM TWO:

3.37m (max) x 2.66m (max) (11'0" x 8'8")
Built in wardrobe, ceiling light point, radiator and window to front.





FAMILY BATHROOM:

White suite comprising: bath with shower attachment, wash hand basin, shaving point, low level W/C, wall tiling, ceiling light point, radiator and window to side.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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