



Swinney Road  
Sheasby Park, Fradley



# Swinney Road Fradley



Lovett&Co. Estate Agents are pleased to offer TO LET this brand new built two bedroom mid-terraced house situated on a popular modern residential development in Sheasby Park, Fradley.

The property is to be let unfurnished but does include an integrated oven and integrated fridge-freezer.

It briefly comprises: entrance hallway, guest WC, front lounge, open plan kitchen-diner, landing, two bedrooms and bathroom. There is also parking for two cars plus a landscaped rear garden with gated rear entrance.

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

## **VIEWING:**

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

## **DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.





### First Floor

Bedroom 1	4.05m x 2.73m	13'3" x 8'11"
Bedroom 2	4.05m x 2.40m <small>(max)</small>	13'3" x 7'10" <small>(max)</small>
Bathroom	2.36m x 1.91m	7'9" x 6'3"



### Ground Floor

Kitchen/Dining	4.05m x 3.38m <small>(max)</small>	13'3" x 11'1" <small>(max)</small>
Living Room	4.85m x 3.16m <small>(max)</small> <small>(max)</small>	15'11" x 10'4" <small>(max)</small> <small>(max)</small>
Cloakroom	1.50m x 1.01m	4'10" x 3'4"



