



Rogerson Road
Fradley

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom terraced property situated in popular village of Fradley, just a short distance from Lichfield.

The property briefly comprises: entrance hallway, guest WC, lounge, rear kitchen-diner, landing, family bathroom, two bedrooms and en-suite shower room.

Externally, there is a private garden with patio and lawn areas, ideal for entertaining guest and for families to enjoy. There is also a shed perfect for storage. Parking is to the side of property on a shared resident car-park.

Other benefits include: UPVC double glazing and gas central heating throughout provided by a modern combi fitted in 2023. The board has also been part boarded with pull down ladder and automatic light.

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 in the village and access to A38 and M6 toll road linking the midlands motorway network.

RECEPTION HALL:

Entrance door, carpeted flooring, ceiling light point, radiator, doors to the guest WC and lounge.

LOUNGE:

10' 0" x 14' 5" (3.05m x 4.40m)

Carpeted flooring, TV aerial, Internet & phone sockets, ceiling light point, radiator, under stairs cupboard, window to the front and door to the kitchen-diner.

KITCHEN-DINER:

13' 5" x 9' 1" (4.10m x 2.77m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and grill, plus 4 ring gas hob with extractor hood, space for a fridge-freezer, washing machine and dishwasher, laminate flooring, radiator, spot lights, window and patio doors to the garden, stairs to the first floor.

GUEST WC:

Suite comprising: low level WC, wash hand basin, spot lights, radiator and useful storage for coats, shoes and boots etc.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft hatch with pull down ladder, doors off to two bedrooms and the bathroom.

BEDROOM ONE:

11' 3" x 10' 9" (3.44m x 3.27m)

Built in double wardrobe, carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.

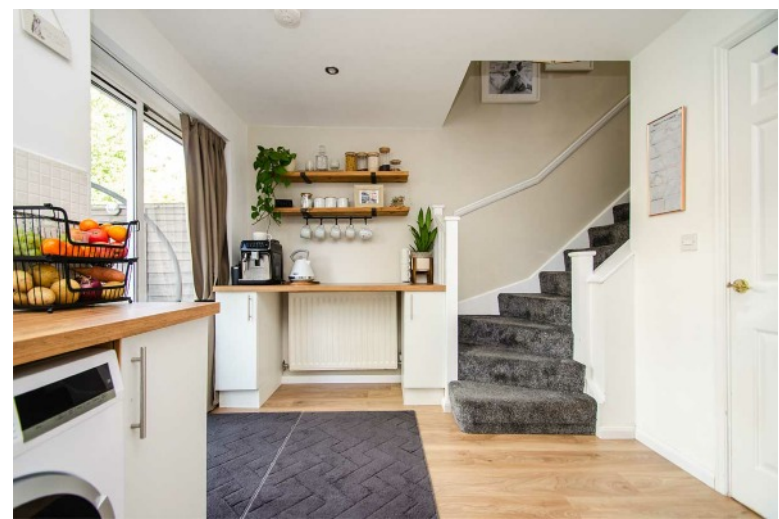
EN-SUITE:

Modern fitted suite comprising: walk in shower cubicle, low level WC, bowl wash hand basin set on drawer unit, heated towel rail, spot lights and window to the front.

BEDROOM TWO:

7' 1" x 10' 8" (2.16m x 3.25m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the rear.





FAMILY BATHROOM:

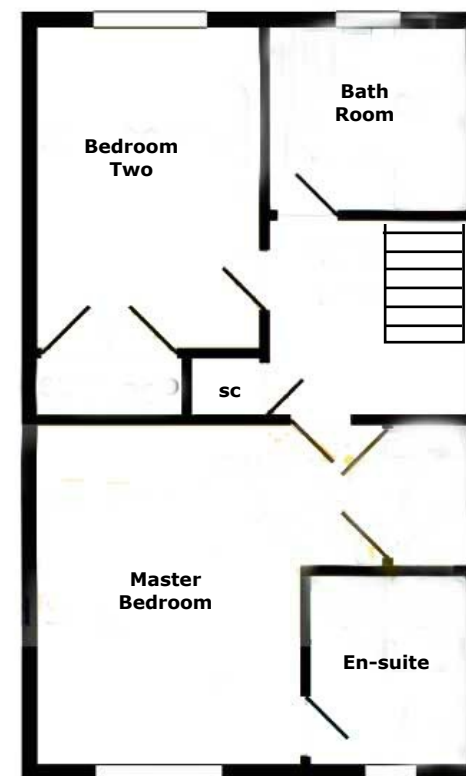
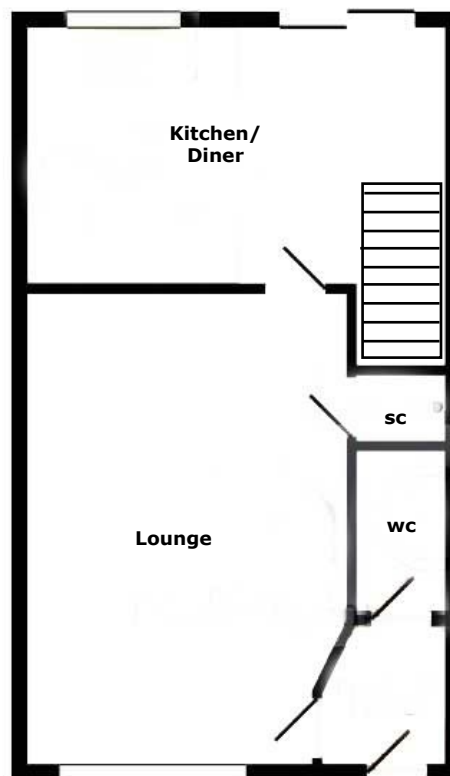
White suite comprising: bath with shower above and screen, cabinet wash hand basin, low level W/C, wall tiling, spot lights, towel rail and window to rear.

VIEWING:

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

DISCLAIMER:

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