



Mellor Drive, Fradley Lichfield

burchell
edwards



Property Description

Burchell Edwards are delighted to bring to market this modern and contemporary 3 bedroom semi-detached family home, situated on a popular new estate in Fradley. With a number of local amenities and good schooling, Fradley is less than 5 minutes from the connecting A38 and only 3 miles from the historic and picturesque cathedral town of Lichfield.

The property is well-appointed at the end of the cul-de-sac. Ample off-road parking greets you with a sizeable driveway, fenced off from the next road with a railing that borders access down the side of the property to an enclosed rear garden. This is lawned, with shed storage and hardstanding patio area.

Entry into the property leads into separate hallway with guest cloakroom. Through the light and airy front reception room thanks to windows over the front and side elevation, you also find built in storage, stairs to first floor, and doorway through to the rear kitchen-diner. This has spacious dining area in front of French patio doors out to the rear garden, as well as a range of modern integrated appliances and wall and base storage units.

The first floor offers 3 sizable bedrooms and a modern family bathroom. The master is overlooking the rear, whilst the second bedroom is at the corner meaning it maximises the benefit of summer-sun and views over fields with windows to front and side. Finally, the first floor also has access to the insulated loft space. Viewing strongly advised!

Entrance Hallway

Door to front elevation, carpet and central heating radiator.

Guest W.C

W.C, wash hand basin, vinyl flooring, central heating radiator and tiling to splash prone areas.

Lounge

11' 7" max x 17' 10" max (3.53m max x 5.44m max)
Double glazed windows to rear and side elevations, carpet and built in storage cupboard.

Kitchen/Diner

14' 5" x 9' 1" (4.39m x 2.77m)
Double glazed window and patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, extractor, central heating boiler, integrated dishwasher and washing machine, central heating radiator, vinyl flooring, tiling to splash prone areas and spotlights.

Landing

Carpet, loft access and central heating radiator.

Bedroom One

14' 5" including built in wardrobes x 9' 2" (4.39m including built in wardrobes x 2.79m)

Two double glazed windows to rear elevation with blinds, central heating radiator and carpet.

Bedroom Two

11' 6" x 6' 9" (3.51m x 2.06m)

Double glazed window to side elevation, carpet and central heating radiator.

Bedroom Three

9' 4" x 7' 10" (2.84m x 2.39m)

Double glazed window to front elevation, central heating radiator and carpet.

Bathroom

Walk in shower, wash hand basin, W.C, extractor, central heating radiator, tiling to splash prone areas, shaver point and vinyl flooring.

Loft Space

Insulated.

Front Garden

Two car allocated parking.

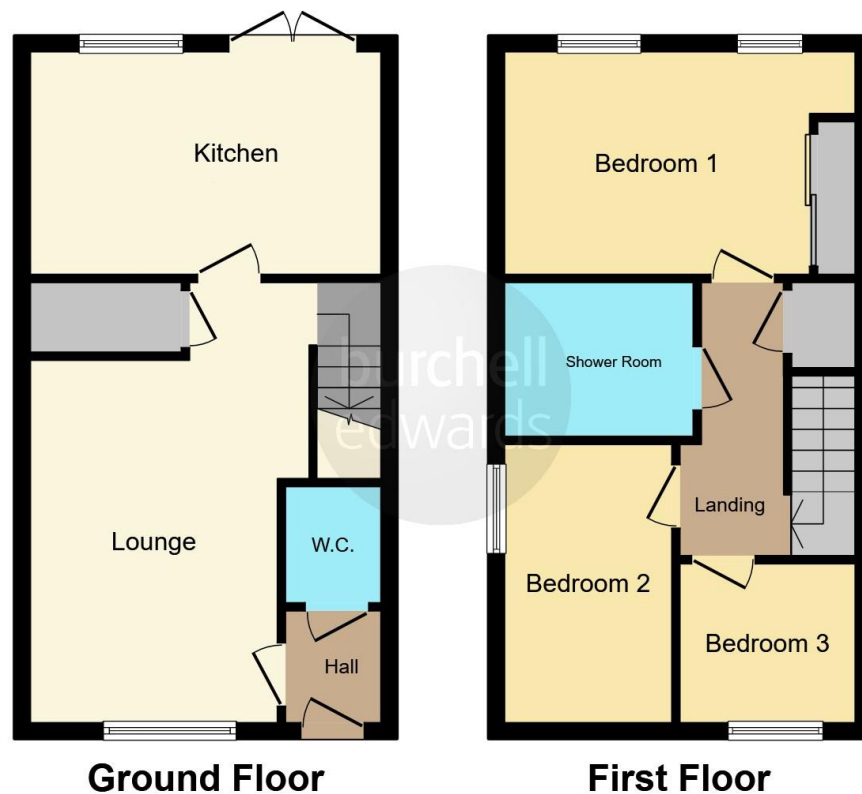
Rear Garden

Artificial lawn, patio area, gated access to frontage and fencing to all boundaries.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Burchell Edwards on

T 01283 530 169
E burton@burchelledwards.co.uk

Britannia House Station Street
 BURTON-ON-TRENT DE14 1AN

EPC Rating: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/BUT209588



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BUT209588 - 0003