



Baker Drive
Fradley Lichfield



Baker Drive Fradley Lichfield WS13 8TD

for sale
£100,000



Property Description

Burchell Edwards are delighted to bring to market this recently completed 2 bedroom semi-detached starter home. Well-presented with contemporary and bright decor throughout.

Starting outside, the home is set back from the road behind a two car block paving driveway leading to the front door and entrance hall.

Stairs lead off to the first floor and there is access into a well proportioned lounge, a modern kitchen and the guest WC. The lounge offers space for seating and a dining section, under stair cupboard and french doors to the well maintained and recently renovated rear garden.

Upstairs the landing offers access to an airing cupboard, spacious bathroom and two double bedrooms with bedroom one featuring an over-stairs cupboard.

OFFERED AT A 40% SHARE FOR £100,000 WE ALSO HAVE THE OPTION TO STAIRCASE THIS PURCHASE, PLEASE CONTACT US FOR MORE DETAILS.

Approach

Block paved driveway, graveled area and access to the garden.

Entrance Hall

Door to front aspect, central heating radiator, vinyl floor, thermostat, doorbell and pendant light.

Guest Cloakroom

Double glazed window to front aspect, hand wash basin, low level flush WC, central heating radiator and extractor fan.

Lounge

12' 2" x 14' 11" (3.71m x 4.55m)
French doors and window to rear aspect, carpet, USB sockets, cupboards and central

heating radiator.

Kitchen

11' 2" x 6' 11" (3.40m x 2.11m)
Double glazed window to front aspect, blinds, a range of wall and base units with work surfaces over, a stainless steel sink and drainer, electric oven and four ring hob with extractor hood over, space for a fridge/freezer and washing machine, vinyl floor, USB sockets, smoke alarm, central heating radiator and central heating boiler.

Landing

Loft hatch and carpet.

Bedroom One

14' 1" x 8' 7" (4.29m x 2.62m)
Two double glazed windows to front aspect, central heating radiator, carpet, pendant light and over-stairs cupboard.

Bedroom Two

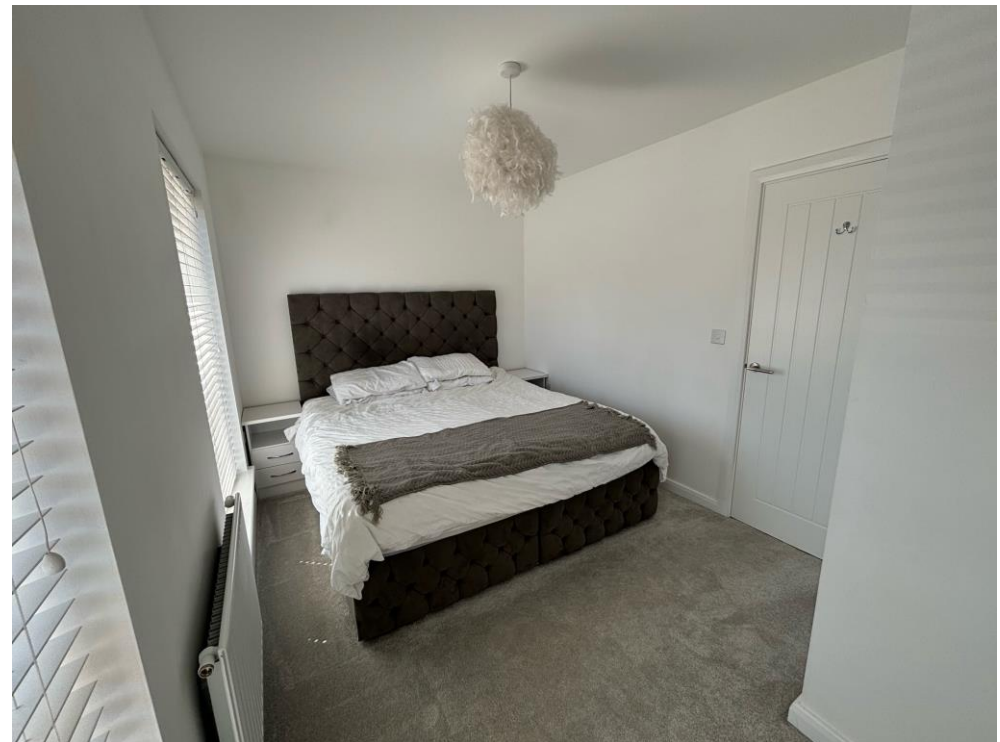
14' 1" x 8' 2" (4.29m x 2.49m)
Two double glazed windows to rear aspect, pendant light and USB socket.

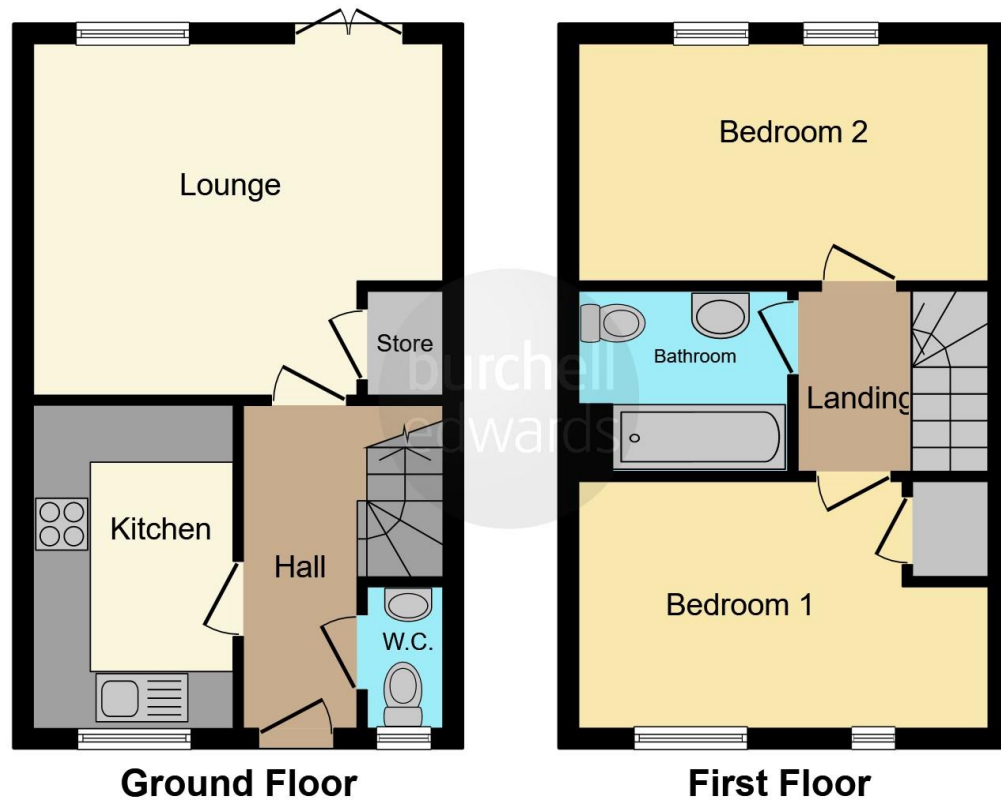
Bathroom

Bath with shower over, hand wash basin, low level flush WC, central heating radiator, full height tiles, vinyl floor, shaver point and extractor fan.

Rear Garden

Private, tiered, slabbed garden.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: B

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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