

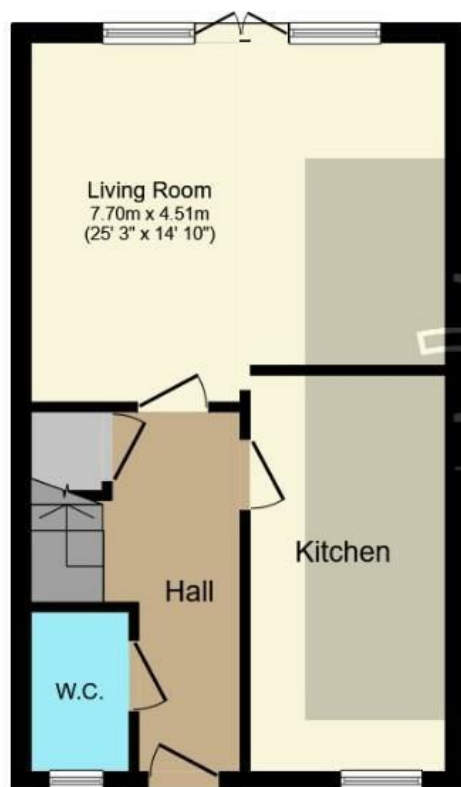


15 Tye Road, Fradley, Lichfield, WS13 8GW

Offers In Excess Of £320,000

this lovely three bedroomed property is bright, modern and welcoming, perfect for first time buyers and commuters. Located in the popular Fradley Village within close proximity all local amenities and transport links. Benefitting from Gas Central Heating and UPVC double-glazing. In brief, this stunning home comprises of; Entrance Hallway, Guest WC, Living Room and a Dining Kitchen. First Floor Landing, Two Double Bedrooms, Bathroom, Office Room, Stairs leading to the Master Room, Dressing Room and an Ensuite. Garden to the rear, Garage and Driveway with parking for two cars. EPC RATING - B

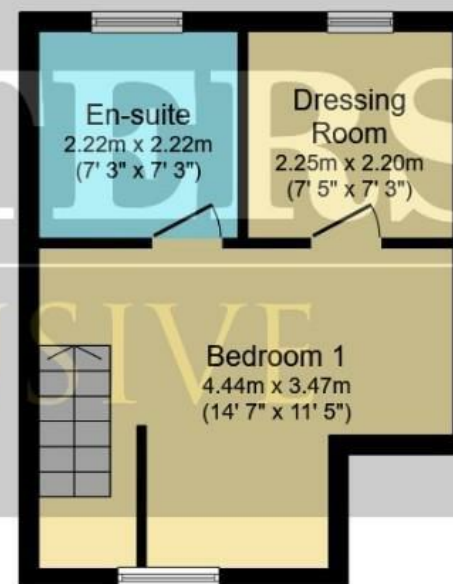
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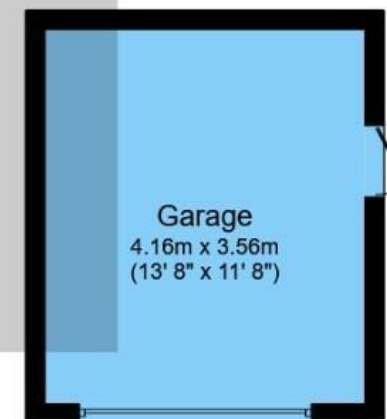
Ground Floor



First Floor



Second Floor



Garage

Total floor area 115.0 sq.m. (1,237 sq.ft.) approx

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).

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Entrance Hallway

accessed via a UPVC double-glazed door and having a ceiling light point, radiator, useful under stairs storage cupboard, laminate wood-effect flooring and stairs to the first floor

Guest WC

having a pedestal hand wash basin with a tiled splash back and a push button WC. Ceiling light point, radiator, tiled flooring and a UPVC double-glazed window to the front aspect

Living Room

having a ceiling light fan, radiator, laminate wood-effect flooring and UPVC double-glazed French doors into the rear garden

Dining Kitchen

fitted with a range of wall and base units, roll top work surfaces with co-ordinating upstands and an inset acrylic sink and a half with drainer. Electric oven, gas hob with extractor hood and further integrated appliances of; fridge-freezer and a dishwasher. Inset ceiling spotlights, ceiling light point, cupboard housing the central heating boiler, radiator, tiled flooring and a UPVC double-glazed window to the front aspect

First Floor Landing

having a ceiling light point and an airing cupboard housing the hot water cylinder

Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Three

benefitting from a fitted double wardrobe providing hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Family Bathroom

having a panelled bath with a mains powered over head shower fitment and a fitted screen, pedestal hand wash basin and a push button WC. Inset ceiling spotlights, part tiling to walls, radiator, tiled flooring and a UPVC double-glazed window to the rear aspect

Office Room

having a ceiling light point, radiator, UPVC double-glazed window to the front aspect and stairs giving access to the Master Bedroom Suite

Master Bedroom

having a ceiling light fan, radiator and a UPVC double-glazed window to the front aspect. Door into the

Dressing Room

having a Velux window to the rear aspect, inset ceiling spotlights and a radiator

En-suite

having a fully tiled, walk-in shower enclosure with a mains powered over head fitment, pedestal hand wash basin and a push button WC. Inset ceiling spotlights, Velux window to the rear aspect, part tiling to walls, radiator and tiled flooring

Outside

the front of the property is set back from the road with a paved pathway leading to the front door with stoned area and wrought iron railings. To the side of the property is a tarmac driveway providing ample off road parking which leads to the garage, accessed via an up and over door and benefitting from light and power.

the 'L' shaped garden benefits from plenty of space for outside dining and entertaining with two paved patios and a timber decked area. There is a lawn, pebble infill, well established shrubs and a bark area. Further benefitting from screen fencing, a useful outside water tap,

personnel door into the garage and a timber pedestrian gate giving access to the front

AGENTS NOTE

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

