



Walker Drive, Fradley
Lichfield, WS13 8XX

Offers in the Region Of £255,000

Fradley

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Welcome to Walker Drive, a stunning two-bedroom property located in Sheasby Park, a highly regarded development in Fradley within easy reach of Lichfield and close to the A38.

This lovely home would make an ideal first purchase and features stylish decor including upgraded flooring, oak doors and decorative panelling enhancing the immaculate presentation.

On entry is a guest cloakroom and the living room with ample space for relaxing.

The impressive, fitted kitchen has space for a breakfast table and French doors opening out to the patio, creating a fabulous area for entertaining and ideal for families to dine together.

Upstairs the property features two double bedrooms. The main bedroom has fitted wardrobes and decorative panelling.

The second is an ideal guest bedroom or home office and features fitted wardrobes.

The contemporary bathroom has a shower over the bath and tiled walls.

Outside to the front is a driveway for two cars and to the rear is an enclosed, child-friendly garden.

Paved areas create an outdoor seating and dining area and a rear gate gives access from the front of the house for bins and garden refuse.

This wonderful home is available to view via Paul Carr Lichfield, call to arrange an appointment!





Property Specification

Immaculately Presented Starter Home Located in Fradley
Stylish Home Ideal For First Time Buyers
Two Double Bedrooms - Both with Fitted Wardrobes
Driveway Parking for Two Vehicles
Sought After Sheasby Park Development

Guest WC

Living Room

4.06m (13'4") x 2.58m (8'6")

Kitchen/Diner

3.87m (12'8") x 3.17m (10'5")

Landing

Bedroom 1

3.37m (11'1") x 2.59m (8'6")

Bedroom 2

3.87m (12'8") x 2.33m (7'8")

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas, Electric, Water, Drainage

Council tax band: B

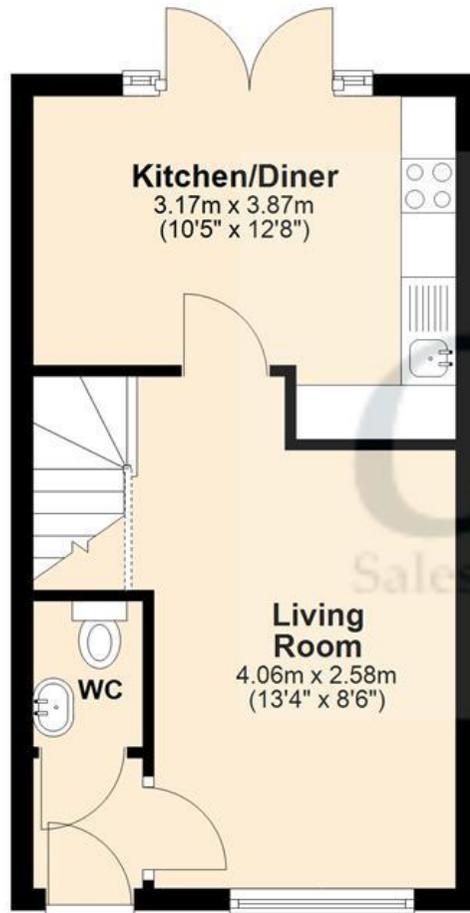
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

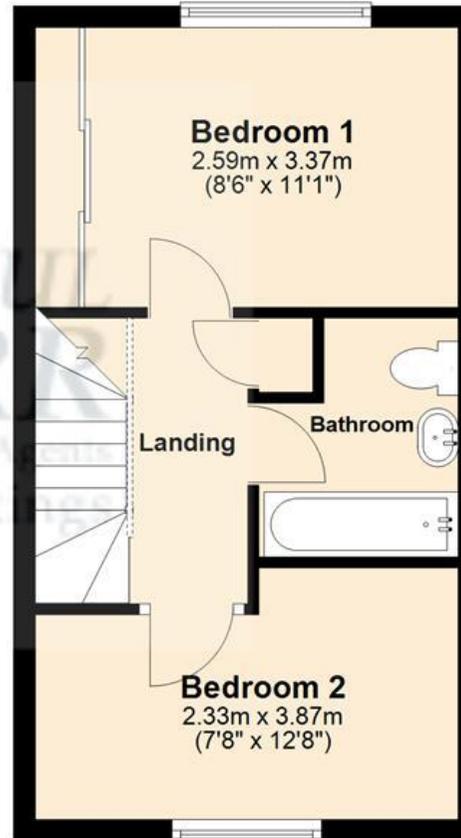
Ground Floor

Approx. 30.5 sq. metres (328.8 sq. feet)



First Floor

Approx. 27.9 sq. metres (300.8 sq. feet)



Total area: approx. 58.5 sq. metres (629.5 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

