



9 Williams Avenue, Fradley
Lichfield WS13 8TE

Downes & Daughters
ESTATE AGENCY

9 Williams Avenue, Fradley
Lichfield WS13 8TE
£290,000

A three storey town house with a highly flexible layout benefiting from the addition of a conservatory to the rear. open outlook to the fore and a pretty rear garden. Offered for sale with no onward chain and situated on this popular residential street in the ever popular village of Fradley, this property challenges the traditional layout of a home and offers a number of 'multi use' rooms lending themselves to bedrooms, sitting rooms or studies. The internal accommodation comprises: entrance hallway, shower room, utility, conservatory and two bedrooms/receptions on the ground floor. The first floor boasts a living & dining room and kitchen and there are a further two bedrooms, bathroom and en suite shower room on the second floor. Externally the property benefits from a neat rear garden, allocated off street parking and a single garage with power.

Viewing is essential to appreciate the unique flexibility of this home.

GROUND FLOOR

Entrance Hallway - Shower Room - Bedroom - Study/Bedroom - Conservatory

FIRST FLOOR

Landing - Living Room - Kitchen

SECOND FLOOR

Landing with airing cupboard - Bedroom - Bathroom - Master Bedroom - En Suite

OUTSIDE

Lawned fore and side gardens with ornate railings - Pretty rear garden with shaped lawn, patio seating areas, herbaceous borders - single garage to the rear with power and lighting and allocated parking

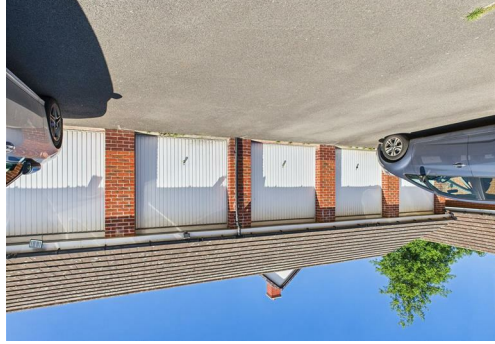
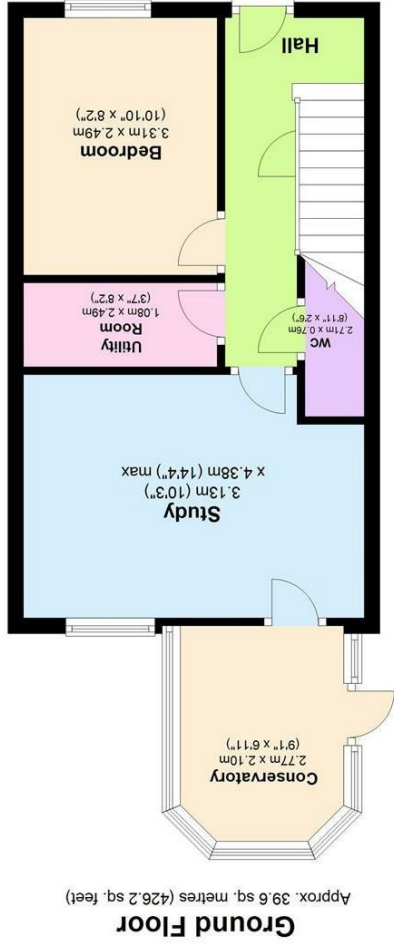
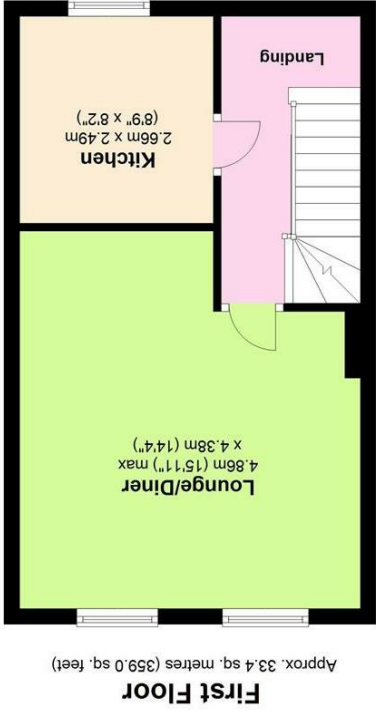
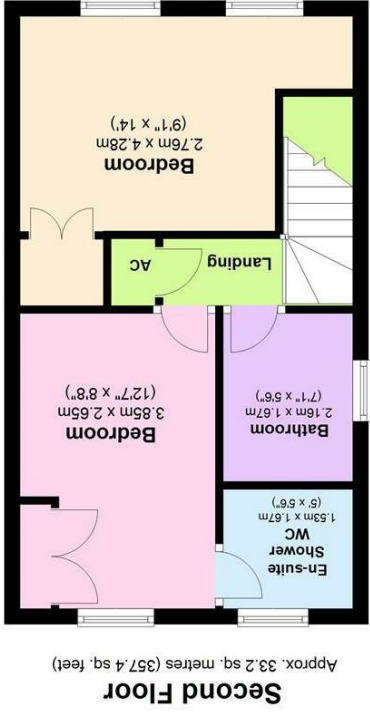
FURTHER INFORMATION

Freehold (TBC By Solicitor) • Energy Rating D • Council Tax Band D • All Mains Services
• Upvc Double Glazing • Gas Central Heating





Environmental Impact (CO ₂) Rating		
Current	77	64
Minimum		
Energy Efficiency Rating		
Current	79	67
Minimum		
England & Wales 2020/21/EC		
Not environmentally friendly - higher CO ₂ emissions		
Very energy efficient - lower running costs		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



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