



25 Tye Road, Fradley
Lichfield WS13 8GW

Downes & Daughters
ESTATE AGENCY

25 Tye Road, Fradley Lichfield WS13 8GW £299,950

Downes & Daughters is delighted to offer for sale this exceptional three bedroom end terrace home, presented in a flawless contemporary style and benefitting from a host of additional upgrades by the current owners. Occupying an easily accessible position within this highly sought after development, renowned for its mix of attractive dwellings, on the rural fringe of this popular Staffordshire village, with a range of amenities and shops and canal walks to Fradley Junction on your doorstep. This stylish home blends inherent contemporary design with some more traditional twists and the internal accommodation comprises: An entrance hallway with guest cloakroom gives access to the charming living room and a stunning kitchen diner with access to the rear garden. Both with high quality tiled floors. The first floor is equally impressive with a landing, principal bedroom with built in wardrobes and an en suite shower room, two further bedrooms and a modern family bathroom. The outside of the property has also been improved to now offer a manicured lawned front garden with boundary hedge, private driveway parking for three cars with EV charger, single garage, side gated access and a landscaped west facing rear garden with shaped lawn and two patio seating areas.

Viewing is essential to appreciate the charm and modern presentation of this delightful home.

GROUND FLOOR

Entrance Hallway • Guest Cloakroom With Stylish Understairs Plasterwork • Living Room With Plank Effect Tiled Floor • Striking Kitchen Diner With Access To Rear Garden

FIRST FLOOR

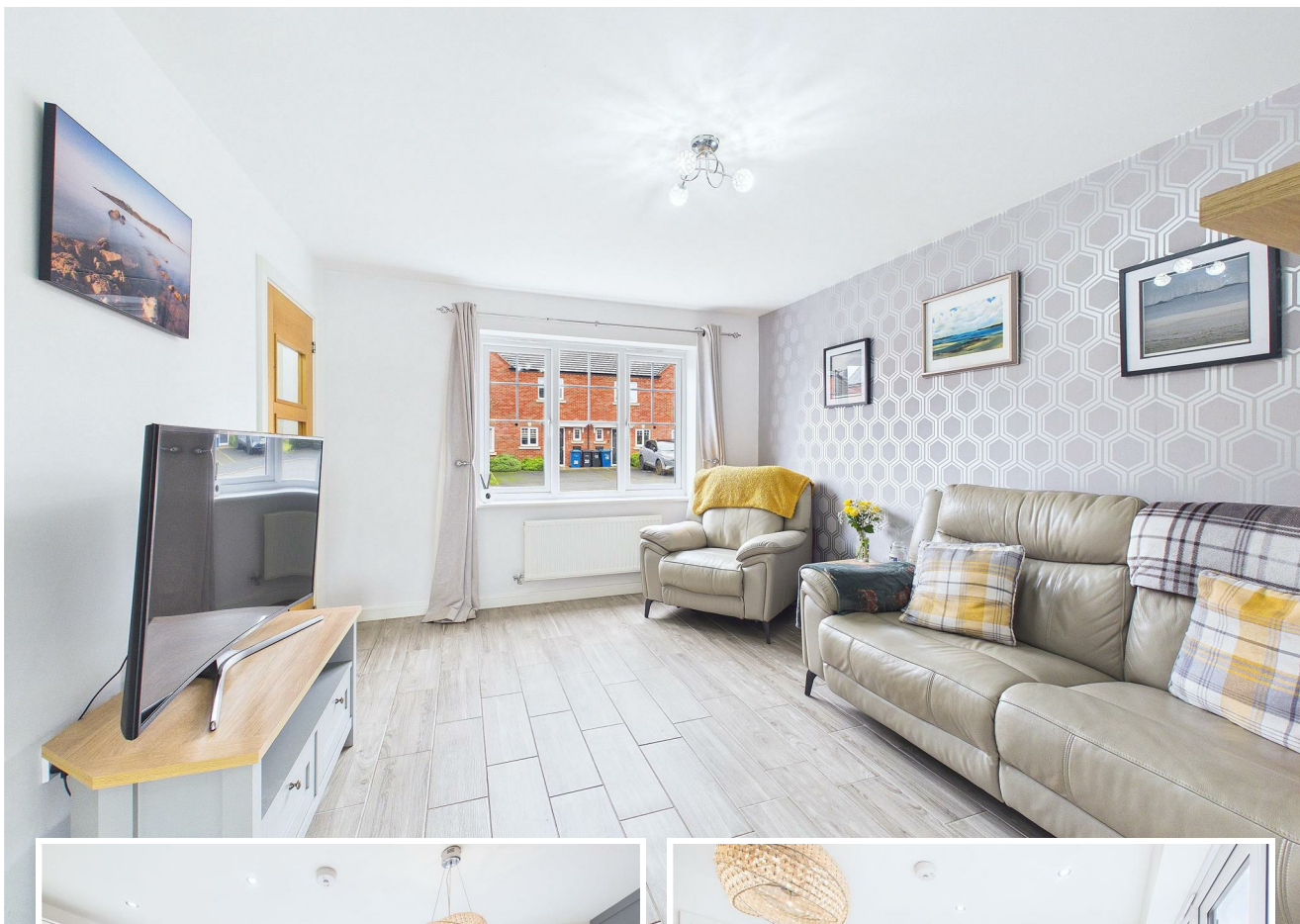
Landing • Principal Bedroom With Built In Wardrobes • En Suite Shower Room • Bedroom Two • Bedroom Three • Family Bathroom

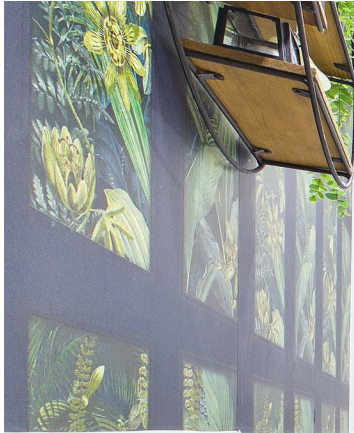
OUTSIDE

Attractive Front Garden With Neat Boundary Hedge & Manicured Lawn • Private Tarmac Driveway Adjacent To The Property With EV Charger • Single Garage • Side Gated Access To Rear Garden • Landscaped Rear Garden • Shaped Lawn With Patio & Gravel Seating Areas • Hidden BBQ & Dining Area Behind Garage

FURTHER INFORMATION

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







Approximate total area⁽¹⁾
732 ft²
68.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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