

HUNTERS®
HERE TO GET *you* THERE

35 Murphy Street, Fradley, Lichfield, WS13 8TW

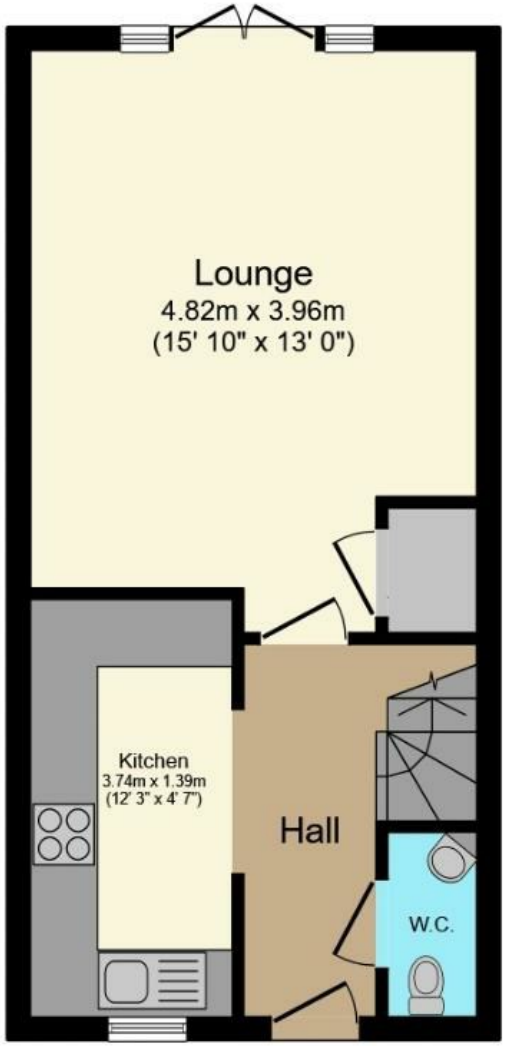
£260,000

35 Murphy Street, Fradley, Lichfield, WS13 8TW

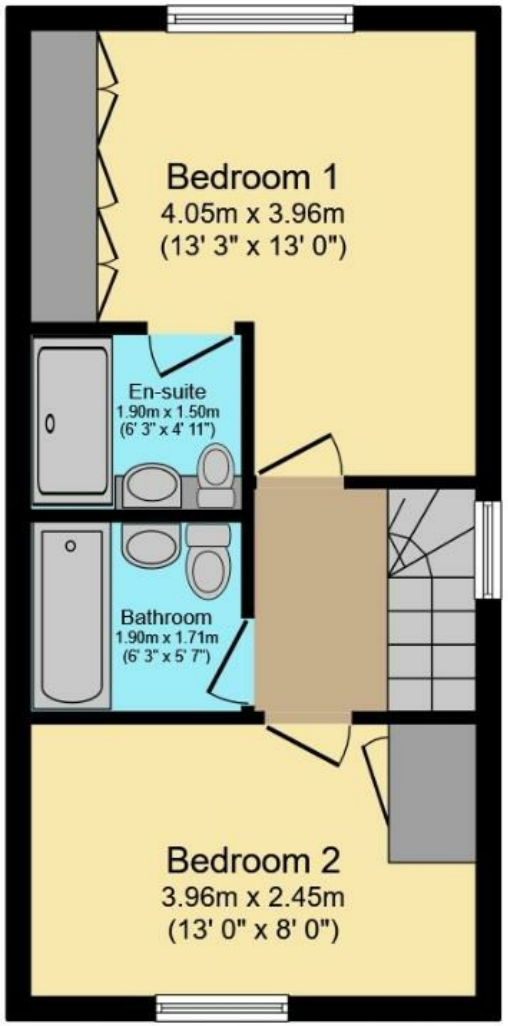
£260,000

This charming two-bedroomed Bellway Potter style end terrace is located on the sought-after Sheasby Park development in Fradley. Perfect for first time buyers and commuters, situated in a perfect position for transport links via the A38 and M6 to Birmingham, Derby and Lichfield. Benefitting from Gas Central Heating and UPVC double-glazing. In brief, the property comprises of; Entrance Hallway, Guest WC, Kitchen, Living Room. First Floor Landing, Bedroom Two, a Bathroom and a Master Bedroom with Ensuite. Garden to the Rear and Driveway Parking to the Front. EPC RATING - B

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
lichfield@hunters.com | www.hunters.com



Ground Floor



First Floor

Total floor area 69.3 sq.m. (746 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). Powered by propertybox.io

HUNTERS
HERE TO GET your THERE

Entrance Hallway
accessed via a composite front entrance door with a ceiling light point, radiator and amtico flooring

Kitchen
having a range of wall and base units with rolltop surfaces, stainless steel sink and drainer, gas hobs, electric oven, extractor hood, glass upstand, integrated fridge-freezer and washer dryer. One UPVC double glazed window to the front aspect, a ceiling light point, amtico flooring and an overhead cupboard housing the combi boiler.

WC
having a pedestal hand wash basin with a tiled splash back, a concealed cistern WC, a window to the front aspect, a ceiling light point, radiator, part tiling to walls and amtico flooring.

Living Room
having two ceiling light points, a radiator, under the stairs storage cupboard, amtico flooring, part panelled walls and UPVC double-glazed French doors into the rear garden

First Floor Landing
having carpeted flooring, a radiator, a UPVC double-glazed window to the side aspect, a ceiling light point and access into the loft space

Master Bedroom
having carpeted flooring, a radiator, a UPVC double-glazed window to the rear aspect and a ceiling light point.

Ensuite
having a walk-in mains powered shower with an over head fitment, pedestal hand wash basin and a concealed cistern WC. Inset ceiling spotlights, extractor fan, tiling to the walls and a tiled floor

Bedroom Two
having carpeted flooring, a radiator, a UPVC double-glazed window to the front aspect, a storage cupboard and a ceiling light point.

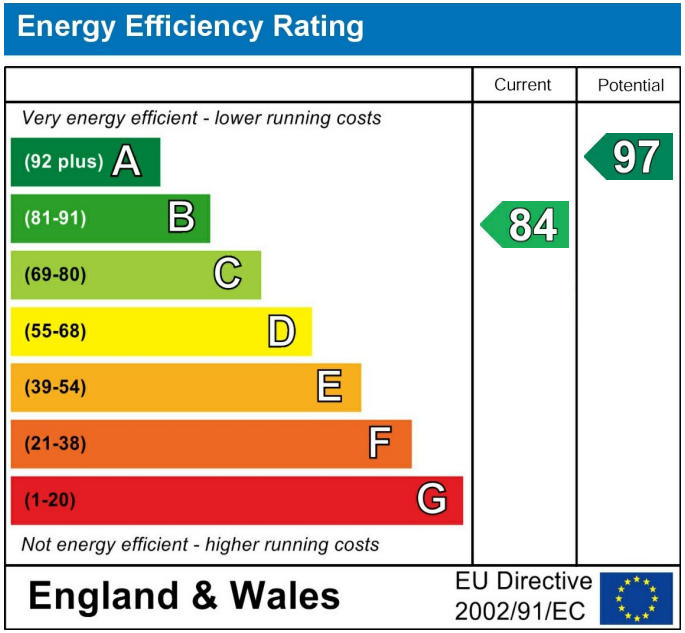
Bathroom
having a panelled bath, a pedestal hand wash basin and a concealed cistern WC. Inset ceiling spotlights, extractor fan, part tiling to walls and tiled floor

Outside
the front of the property is set back from the road having a tarmacadam driveway providing off-road parking for two cars and a slabbed pathway to the side access gate.

the south facing rear garden has a lawn, bushes, flowers and shrubs and a slabbed patio seating area. There is a useful outside water tap and a timber pedestrian gate which gives access to the front of the property

AGENTS NOTE
We are advised by the seller that there is an annual estate maintenance charge of £150.00. This will only commence once the development is completed.

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee. This charge in non refundable



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.


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE


HUNTERS
HERE TO GET you THERE