

Lovett & Co.  
estate agents

Jackman Road  
Fradley



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom detached bungalow situated in popular Fradley village location overlooking the canal to the front.

The property occupies a generous corner plot with front, side and rear gardens, set behind hedged and brick walled borders making it an extremely quiet and secluded setting. There is also a driveway and garage to the rear of the property with gated access into the gardens.

Internally, the property briefly comprises: entrance hall, guest WC, spacious lounge, open plan kitchen-diner, rear conservatory, modern fitted shower room, plus a master and second bedroom.

Other features include: UPVC double glazing and gas central heating throughout.

Situated in the semi-rural village of Fradley it is well placed to take advantage of a wide range of amenities in both Lichfield city centres and Burton upon Trent, both within a few mile radius. The location also benefits from local shops, food outlets, leisure facilities and access to A38 and M6 toll road linking the midlands motorway network.

#### **RECEPTION HALL:**

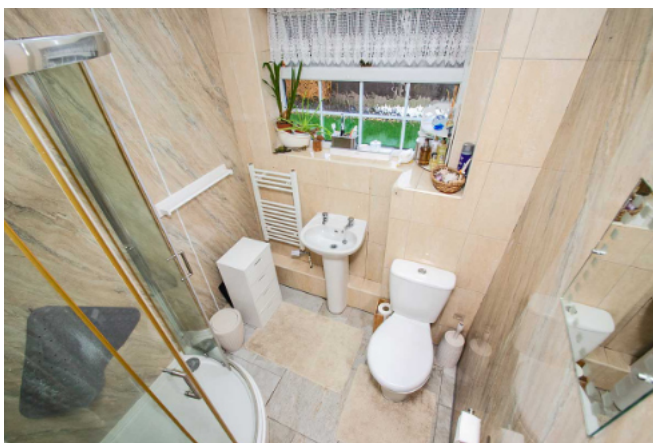
UPVC entrance door, vinyl flooring, ceiling light point, radiator, ample space for coat and shoes, doors to the guest WC and lounge.

#### **LOUNGE:**

11' 8" x 18' 4" (3.55m x 5.60m)

Feature fireplace, carpeted flooring, TV aerial & phone sockets, ceiling light points, radiators, bay





window to the front and further door into the kitchen-diner.

**KITCHEN-DINER:**

10' 0" x 15' 11" (3.05m x 4.84m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and microwave, plus 4 ring induction hob with extractor hood, further integrated dishwasher, space for a fridge-freezer, washing machine and dryer, ample rooms for dining table and chairs, radiator, spot lights, windows to the side, doors to the bedrooms, shower room and French doors to the conservatory.

**CONSERVATORY:**

9' 2" x 12' 8" (2.80m x 3.85m)

Insulated roof set on a UPVC frame with double glazed windows, vinyl flooring, fitted blinds and French doors into the rear garden.

**BEDROOM ONE:**

10' 8" x 11' 7" (3.25m x 3.53m)

Built in and fitted wardrobes, carpeted flooring, radiator, ceiling light point and fan, window to rear.

**BEDROOM TWO:**

9' 6" x 7' 3" (2.90m x 2.21m)

Carpeted flooring, ceiling light point, radiator, vanity wash and basin, window to the side.

**SHOWER ROOM:**

Modern suite comprising: walk in shower cubicle, wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling lights, heated towel rail and window to side.

**GUEST WC:**

Suite comprising: low level WC, wash hand basin,



radiator, light point, window to the side, wall mounted gas combi boiler.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

**DISCLAIMER:**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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