

# HUNTERS<sup>®</sup>

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## Tye Road

Fradley, Lichfield, WS13 8GW

£310,000



Council Tax: C



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# 4 Tye Road

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## Entrance Hallway

accessed via a UPVC double-glazed front door and having a ceiling light point, radiator and laminate flooring

## Guest WC

having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator and tiled flooring

## Living Room

having two ceiling light points, two radiators, laminate flooring, stairs to the first floor and a UPVC double-glazed window to the front aspect

## Dining Kitchen

having a range of wall and base units, roll top work surfaces with co-ordinating upstands and an inset stainless steel sink with drainer. Integrated appliances including an electric oven, gas hob with extractor hood, fridge-freezer, dishwasher and washing machine. Inset ceiling spotlights, ceiling light point, cupboard housing the central heating boiler, radiator, tiled flooring, two UPVC double-glazed windows to the rear aspect and UPVC double-glazed French doors into the rear garden

## First Floor Landing

having a ceiling light point and access into the loft space

## Master Bedroom

having useful built in storage space. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect. Door into the

## En-suite

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

## Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

## Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

## Family Bathroom

having a panelled bath with an overhead electric shower fitment and screen, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, towel radiator and tiled floor

## Outside

the front of the property is set back from the road, having a lawn with well established shrubs, paved pathway, decorative pebbled area and a tarmac driveway providing off-road parking and access to the garage via an up and over door

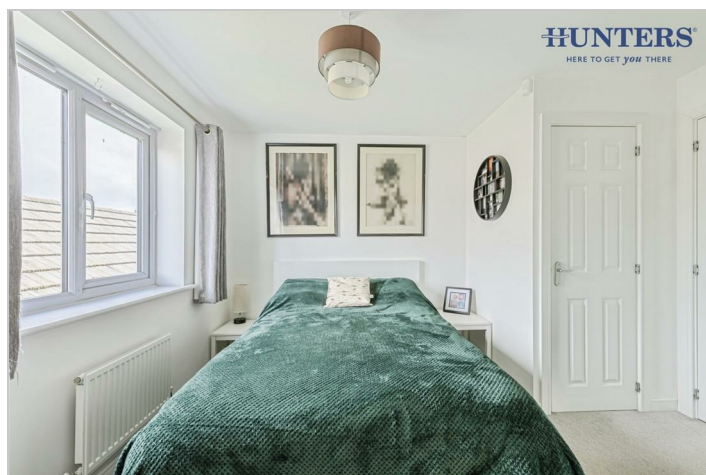
the rear garden has a lawn with stocked borders, paved pathway, and a timber decked seating area. There is a useful outside water tap, personnel door into the garage, bin store and a timber pedestrian gate gives access to the front of the property

the garage benefits from having light and power. The current owners have also created a utility space to the rear

## AGENTS NOTE

Tel: 01543 419000

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.



## Road Map



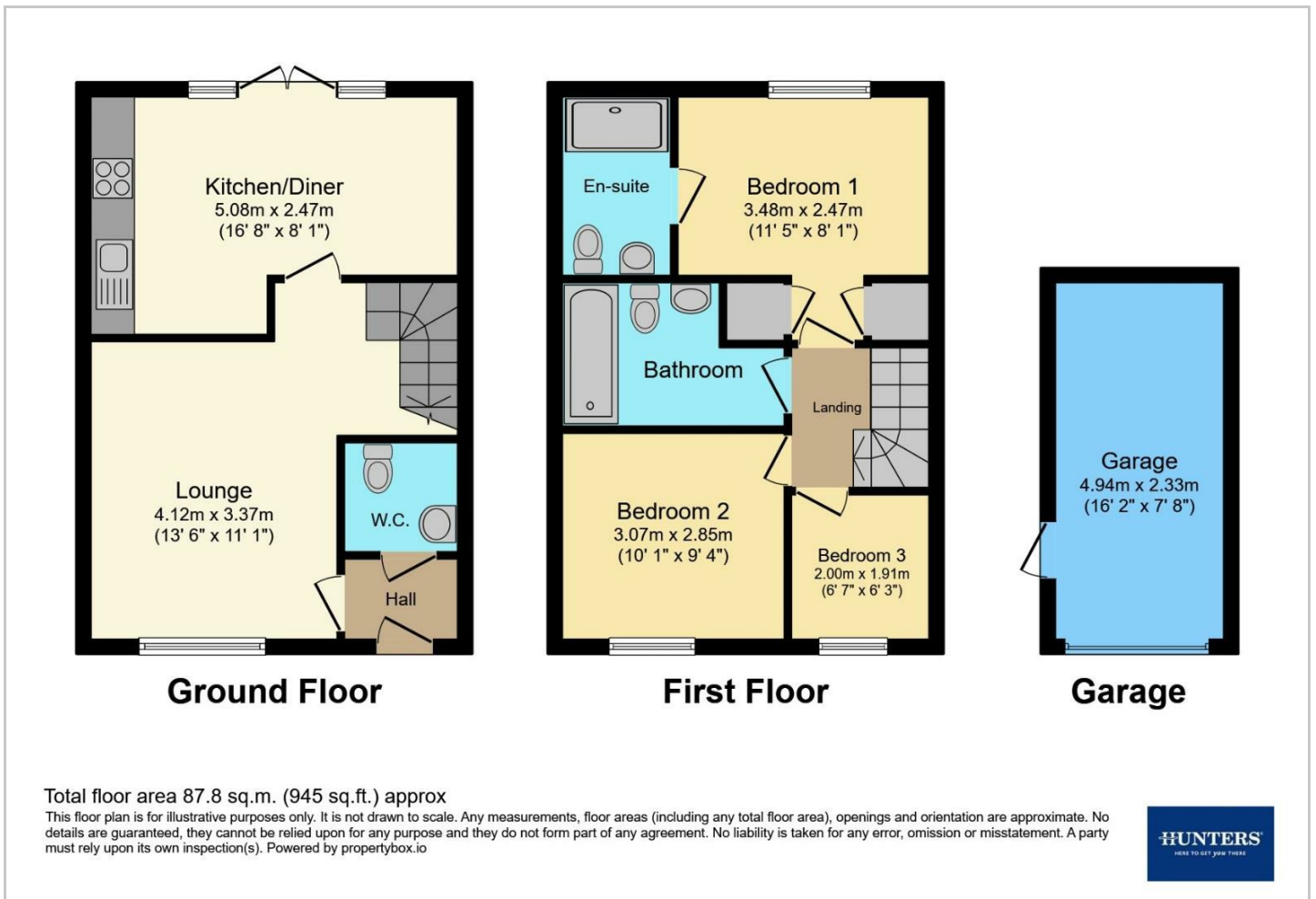
## Hybrid Map



## Terrain Map



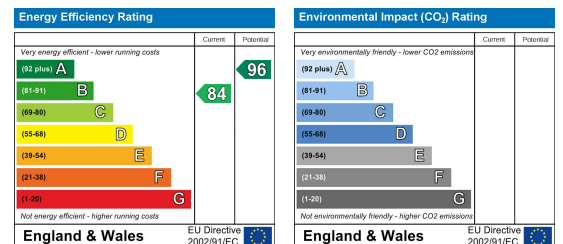
## Floor Plan



## Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.