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4 Tye Road, Fradley, Lichfield, Staffordshire, WS13 8GW

Offers Over £300,000

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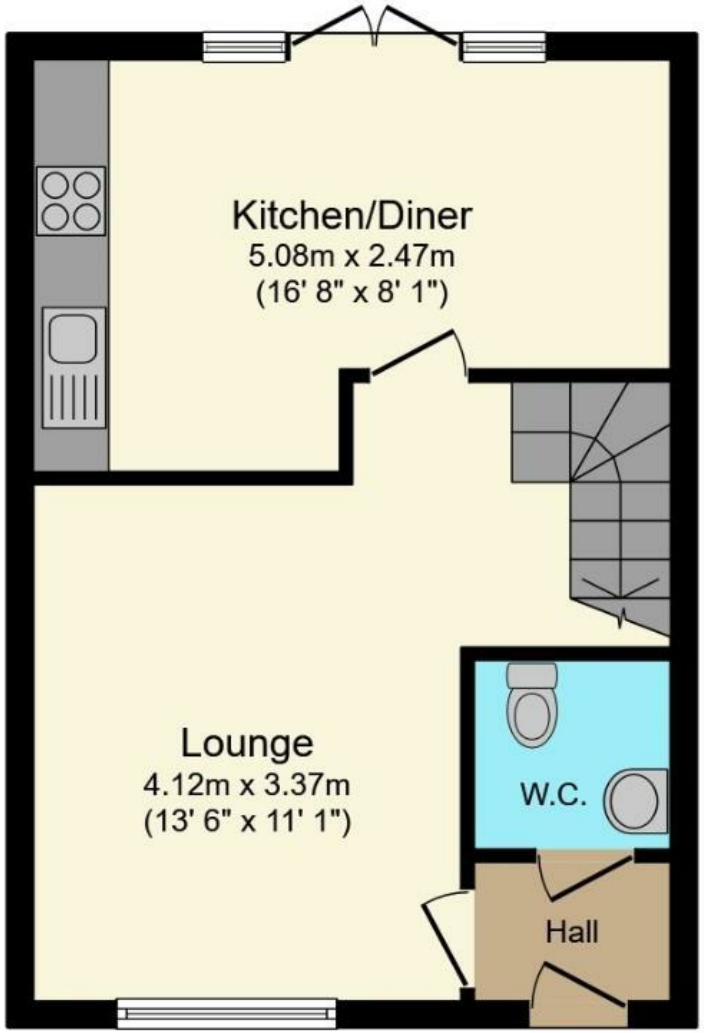
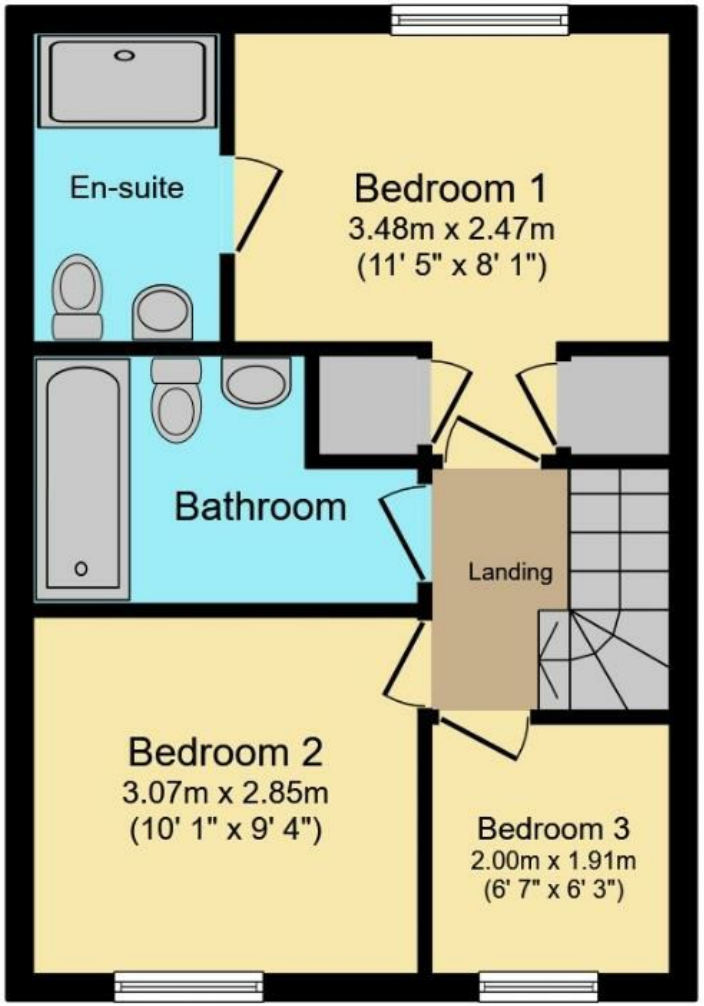
this lovely three bedroomed property is bright, modern and welcoming, perfect for first time buyers and commuters. Located in the popular Fradley Village within close proximity to all local amenities and transport links. Benefitting from Gas Central Heating and UPVC double-glazing. The accommodation briefly comprises; Entrance Hall, Guest WC, Living Room and Dining Kitchen. First Floor Landing, Master Bedroom with En-suite, two further Bedrooms and a Family Bathroom. Gardens to the front and rear, Driveway Parking and a GARAGE. Viewings are available now and advised to appreciate the accommodation available. EPC rating - B

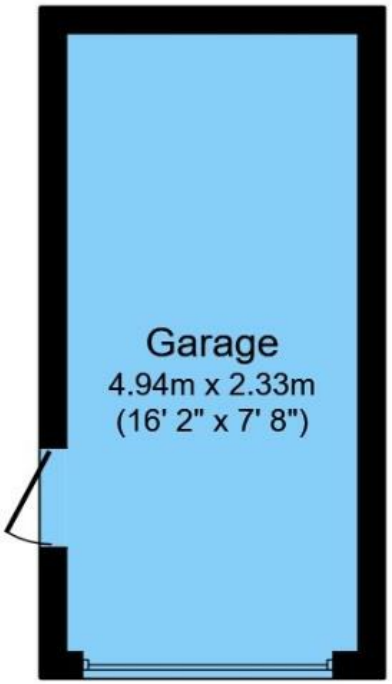
Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
lichfield@hunters.com | www.hunters.com



Ground Floor



First Floor



Garage

Total floor area 87.8 sq.m. (945 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

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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

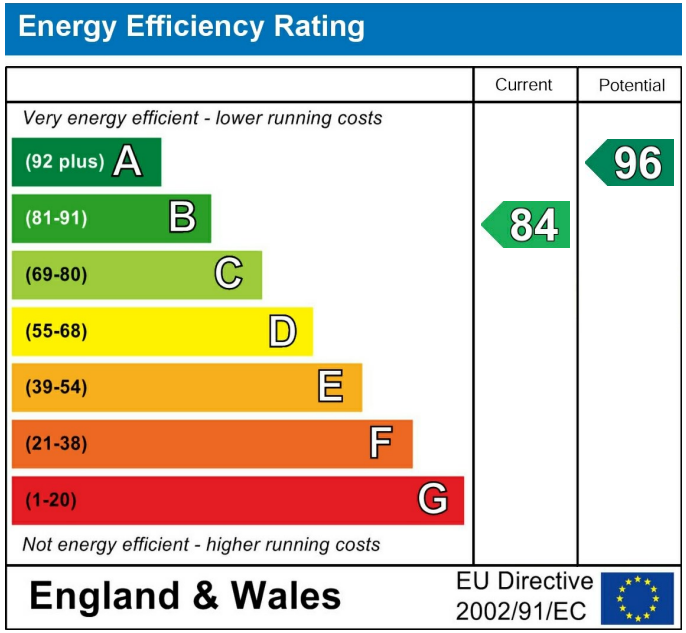
Family Bathroom
having a panelled bath with an overhead electric shower fitment and screen, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, towel radiator and tiled floor

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 tarmacadam 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
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 is 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.

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