11 Milne Avenue, Fradley

Lichfield WS13 8SQ

Downes & Daughters
ESTATE AGENCY

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Lichfield WS13 8SQ
£270,000

A neatly presented three bedroom detached family home, boasting flexible accommodation over two floors, with the added benefit of a good size lawned rear garden and situated only moments away from the Coventry Canal, offering attractive walks to the amenities at Fradley junction. The accommodation is well presented throughout and comprises: Entrance hallway, living room, dining room, inner hallway, guest cloakroom and kitchen on the ground floor and three bedrooms and two bathrooms on the first floor. Externally there is private driveway parking, integral single garage and a good size lawned rear garden with patio seating area and gated side access.

Viewing is essential to appreciate the attractive nature and charm of this delightful family home.

GROUND FLOOR

Entrance Hallway • Living Room Opening In To... • Dining Room • Inner Hallway • Guest Cloakroom • Kitchen With Door To Garage & Rear Garden

FIRST FLOOR

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

OUTSIDE

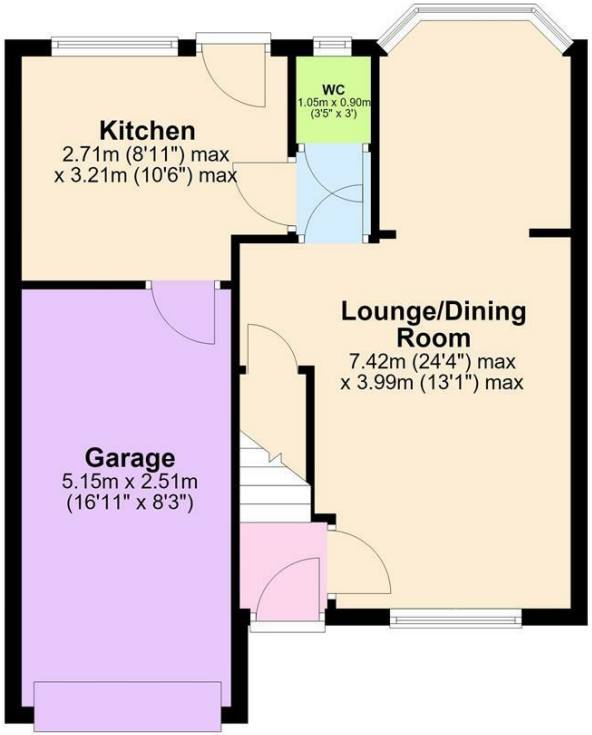
Tarmac Private Driveway • Single Integral Garage • Lawned Rear Garden • Patio Seating Area • Fenced Boundaries & Gated Side Access

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band D • Energy Rating D • Upvc Double Glazed Windows • All Mains Services

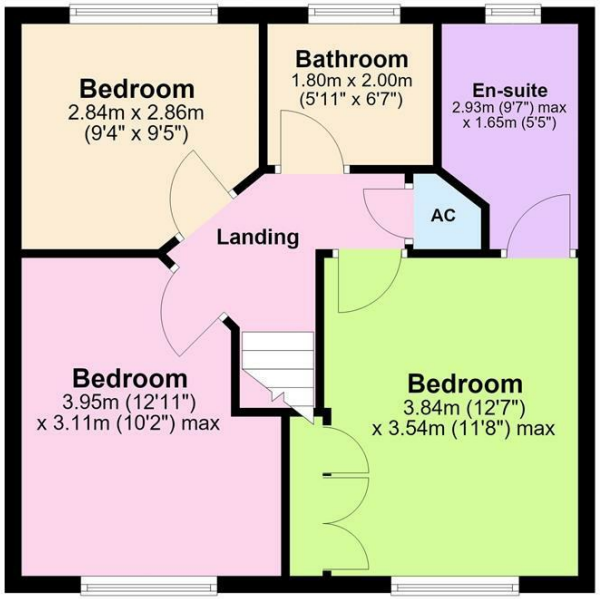
Ground Floor

Approx. 47.3 sq. metres (509.6 sq. feet)

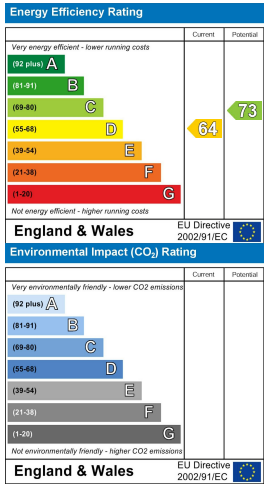


First Floor

Approx. 44.5 sq. metres (479.4 sq. feet)



Total area: approx. 91.9 sq. metres (989.0 sq. feet)



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