

Tye Road

Fradley, Lichfield, WS13 8GW



John German 



John German 

A generously proportioned and well presented end of terraced family home situated in the popular village of Fradley.

£300,000



John German 

John German 

This well-presented modern end of terraced family home is situated on Tye Road in the popular village location of Fradley. The village of Fradley is located only a short drive away from the cathedral city of Lichfield, offering a wide range of amenities including several supermarkets, two train stations and much more. Fradley itself is ideally situated for access onto the A38 leading to Lichfield and Burton-on-Trent, and further onto the M6 and national motorway network. Fradley also has a selection of local shops and food outlets along with St Stephen's Primary School, and for secondary schools the property falls within the catchment area for The Friary School in Lichfield, located less than 4 miles away.

A front facing composite door with double glazed panels opens to an entrance hall, fitted with a radiator, tiled floor and wooden style doors leading off the living room and guest cloakroom.

The guest cloakroom is fitted with a white suite comprising a low-level flush WC, wash-hand basin with chrome mixer tap and tiled flooring.

The generously sized living room has carpeted flooring, uPVC double glazed window to the front aspect, a useful understairs storage cupboard, and carpeted stairs rising to the first-floor landing.

The breakfast kitchen is fitted with a contemporary range of matching base cabinets and wall units with matching island unit whilst a one-and-a-half bowl stainless steel sink with mixer tap set into the wood effect surfaces with matching splashback, a range of integrated appliances, tiled flooring and spotlights to the ceiling. There are rear facing uPVC double glazed exterior doors open out to the garden along with two rear facing uPVC double glazed windows.

Stairs rise to the first-floor landing, where there are three bedrooms - two doubles and one smaller single ideal as a home office or study. The master bedroom further benefits from two useful storage cupboards and its own en-suite shower room. Servicing the other two bedrooms is the family bathroom which is fitted with a white suite, comprising a low-level WC, wash-hand basin and panelled bath with chrome mixer tap and a Mira shower over.

Outside to the front of the property is a lawned fore garden, slabbed pathway leading to the front door and a tarmac driveway providing ample off-road parking and access to the garage with an up and over door.

To the rear of the property is an enclosed garden laid mainly to lawn with mature shrubs to the perimeter, whilst a gravel bed sits to the rear of the garage in the far corner of the garden, creating an ideal spot to sit and relax. A slab paved patio sits beside the property and is accessed via the dining kitchen. There is an external waterpoint and a personal door into the garage.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30032026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
 22 Bore Street, Lichfield, Staffordshire, WS13 6LL
 01543 419121
 lichfield@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent