






ANDREW
DOWNING
BOOTHTM
ESTATE AGENTS

Goring Drive, Fradley, WS13 8ZB

£240,000

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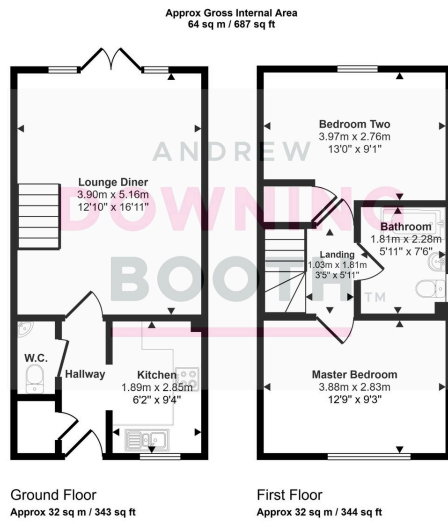
Discover this beautifully presented two-bedroom property on Goring Drive, Fradley, offering comfortable living with excellent local amenities and transport links.

This attractive home in Fradley provides a welcoming environment, ideal for those seeking a village feel with convenient access to modern necessities. Fradley boasts local shops, green spaces, and community facilities, making it a desirable location. For commuters, the A38 is easily accessible, providing routes to Lichfield, Burton upon Trent, and beyond. Lichfield Trent Valley station offers direct train services to London, Birmingham, and other major cities, enhancing connectivity.

Upon entering, a welcoming entrance hall with stylish tiled flooring leads to a contemporary kitchen, complete with integrated appliances, perfect for everyday living. The spacious living/dining area, with French doors opening to the rear garden, creates an inviting space for relaxation and entertaining. A convenient guest WC completes the ground floor. Upstairs, you will find two generously sized double bedrooms and a well-appointed family bathroom.

Externally, the property benefits from a block paved driveway providing off-street parking. The rear garden is an attractive, low-maintenance space featuring a patio area for outdoor dining and a lawn with charming flower beds. This home is ready to embrace its new residents, and we highly recommend an early viewing to fully appreciate all it has to offer.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Two Bedroom Terraced Home
- Great Location Close To Local Amenities & Transport Links
- Contemporary Fitted Kitchen
- Guest WC
- EPC Rating: B
- Beautifully Presented Throughout
- Spacious Living Diner With Double Doors Opening Out To The Rear Garden
- Private Rear Garden
- Driveway
- Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	