DRAFT
24 Williams Avenue, Fradley, Lichfield, Staffordshire,
WS13 8TE
Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

24 Williams Avenue, Fradley, Lichfield, Staffordshire, WS13 8TE

£149,950

Offers in the region of

Bill Tandy, Lichfield, are delighted to offer for sale this superb first time purchase or investment Coach House located in the highly sought after village of Fradley. The property, located in the heart of the village, comprises an external staircase providing access to the main front door, superb open plan lounge/dining room/kitchen, generously sized bedroom with fitted wardrobes and bathroom. Externally, and positioned to the rear, is an allocated parking space leading to the garage, and the property is offered with no upward chain. The village of Fradley has an abundance of facilities located nearby at the Stirling centre with Co-op, take-aways, pharmacy, hairdressers and gym. Commuting is ideal with access to the nearby A38 which provides good road links to Lichfield, Burton on Trent and Derby, and the cathedral city of Lichfield also provides rail links to both London and Birmingham via the Trent Valley and City railway stations.

ENTRANCE

An external staircase provides access to the property's first floor front entrance door which opens to:

LOUNGE/DINER/KITCHEN

6.37m max x 4.88m (20' 11" max x 16' 0") LOUNGE/DINER AREA having double glazed window to rear, two radiators and feature focal point fireplace with wooden fireplace surround with mantel above and marble style hearth with inset flame effect electric fire.

KITCHEN AREA having double glazed window to rear, a range of base storage cupboards with round edge work tops above, matching wall mounted storage cupboards, tiled splashback surround, inset stainless steel one and a half bowl sink unit, inset double oven with four ring gas hob above and extractor fan, integrated fridge and freezer, space for washing machine and glazed display cabinets.

BEDROOM

4.09m max x 2.81m (13' 5" max x 9' 3") having two radiators, double glazed window to front and superb built-in wardrobes with two sets of double opening doors and also houses the boiler.

BATHROOM

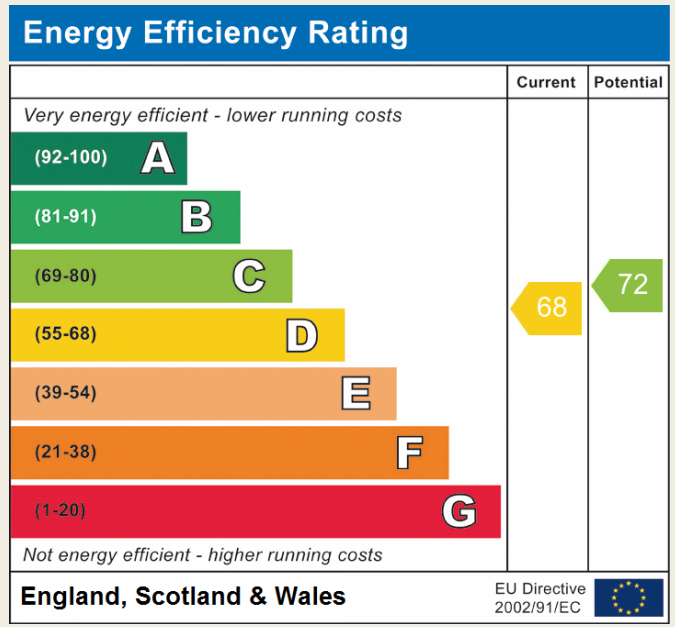
having skylight window to front, radiator, tiled flooring and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with showerhead attachment and additional shower appliance over with shower screen.

OUTSIDE

The parking and garage are located to the rear and accessed via an arched entrance positioned to the right hand side.

GARAGE

4.95m x 3.19m (16' 3" x 10' 6") approached via an up and over entrance door and having water tap.



TENURE

Our client advises us that the property is Freehold, however we understand the garages below belonging to neighbouring properties are Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

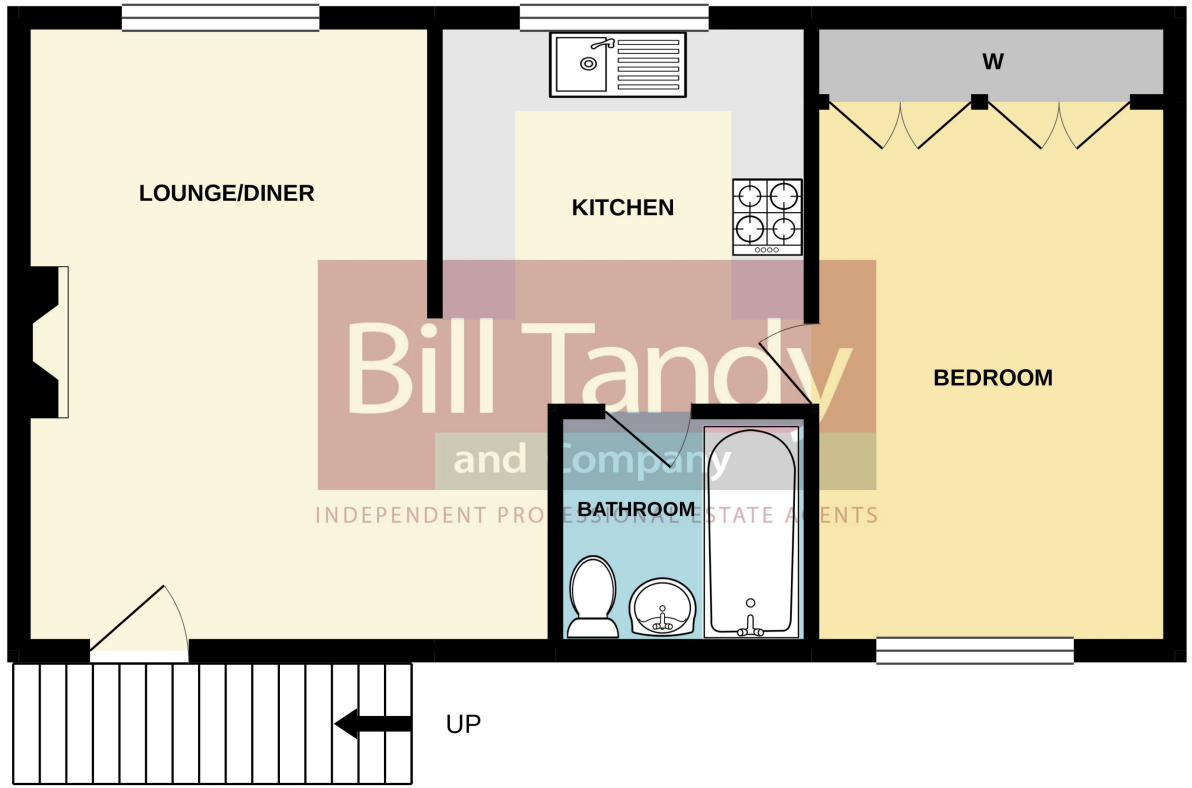
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.

FIRST FLOOR



24 WILLIAMS AVENUE, FRADLEY WS13 8TE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.billtandy.co.uk

NAEA National Association of Estate Agents
The Property Ombudsman SALES
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