



DRAFT

Flat 32 Horner Avenue, Fradley, Lichfield, Staffordshire,
WS13 8TR

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Flat 32 Horner Avenue, Fradley, Lichfield, Staffordshire, WS13 8TR

£175,000

Within minutes by car from central Lichfield this very popular residential district is within a short distance of nearby Fradley village centre with a range of shops and Post Office and the location is ideal with the A38 dual carriageway on the doorstep giving fast commuter access to Burton upon Trent, the Birmingham conurbation and all Midland centres. There is also easy access to the M6 Toll just south of Lichfield.



SPACIOUS RECEPTION HALL

with telephone entry system, radiator, useful walk-in storage cupboard, smoke alarm, recessed ceiling spotlights and doors to further accommodation.

SPACIOUS LIVING ROOM

20' 4" x 11' 8" (6.20m x 3.56m) with UPVC double glazed window to side, radiator, feature fireplace housing living flame gas fire, two radiators, coved ceiling, television aerial socket, telephone point and two ceiling light points.

EXCELLENT SIZED BREAKFAST KITCHEN

10' x 9' 1" (3.05m x 2.77m) (inclusive of units) with UPVC double glazed window to rear, roll top work surfaces, inset stainless steel one and a half sink and drainer with mixer tap, range of fitted base storage cupboards and drawers, matching wall mounted storage cupboards incorporating wine rack, fitted gas hob with stainless steel cooker hood over, integrated oven and grill, integrated refrigerator, freezer, dishwasher and washer/dryer, tiled splashbacks, radiator, tiled flooring and recessed ceiling spotlights.

BEDROOM ONE

9' 8" x 9' 4" (2.95m x 2.84m) (excluding walk-in dressing area) with UPVC double glazed window to side, double fitted wardrobe, radiator, ceiling light point and door to:

EN SUITE SHOWER ROOM

with white suite comprising separate double shower cubicle, W.C., pedestal wash hand basin, tiled walls, chrome heated towel rail, extractor fan, shaver socket and ceiling light point.

BEDROOM TWO

12' 10" (including wardrobe) x 8' 8" (3.91m (including wardrobe) x 2.64m) with UPVC double glazed window to side, double fitted wardrobe, radiator and ceiling light point.



BATHROOM

7' 6" x 6' 1" (2.29m x 1.85m) with white suite comprising panelled bath with shower attachment over, W.C., pedestal wash hand basin, chrome heated towel rail, part tiled walls, shaver socket, extractor fan, recessed ceiling spotlights.

OUTSIDE

We are advised there is parking space for two cars.

LEASE TERMS

Our client advises us that there are approximately 106 years left on the lease, and there is a Ground Rent payable of £200.00 per annum and a current Service Charge of approximately £1,600.00 per annum.

COUNCIL TAX

Band B.

TENURE

Our client advises us that the property is 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.

GROUND FLOOR



FLAT 32 HORNER AVENUE, FRADLEY, LICHFIELD, STAFFORDSHIRE WS13 8TR

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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