



22 Long Lane, Fradley, Lichfield, Staffordshire, WS13 8NT

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

22 Long Lane, Fradley, Lichfield, Staffordshire, WS13 8NT

£395,000

Situated in the popular village of Fradley, this very well proportioned detached family home occupies a superb corner garden plot and is available with no upward chain. The property has a very generous layout with three reception rooms and three double bedrooms, with the master bedroom being particularly spacious. The village of Fradley has good local facilities and is perfectly positioned to take advantage of the more comprehensive opportunities available in Lichfield cathedral city, a short drive away. The nearby A38 trunk road provides excellent commuter links making this perfect for a busy working and family lifestyle. To fully appreciate the spacious nature of the accommodation, and to understand its full potential, an early viewing would be strongly encouraged.



RECEPTION HALL

approached via a UPVC double glazed entrance door and side screen and having double doored built-in coats store cupboard, radiator and stairs leading off.

FAMILY LOUNGE

5.33m x 4.16m (17' 6" x 13' 8") a generous room having central fireplace with gas living flame coal effect fire with tiled plinth, glazed display shelving, radiator, wide UPVC double glazed picture window to front and double doors opening to:

DINING ROOM

3.05m x 3.00m (10' 0" x 9' 10") having radiator, UPVC double glazed window to rear, door to under stairs store cupboard with access to garage.

STUDY

3.20m x 3.05m (10' 6" x 10' 0") having UPVC double glazed window to rear and radiator.

KITCHEN

3.05m x 2.80m (10' 0" x 9' 2") having work surface space with base storage cupboards and drawers, wall mounted storage cupboards, one and a half bowl sink unit with mixer tap, built-in gas double oven with four ring gas hob and extractor hood, space for fridge/freezer, fluorescent light strip, wall tiling, radiator and glazed door opening to:

CONSERVATORY

3.00m x 2.20m (9' 10" x 7' 3") with tiled flooring, sliding doors to garden and door to garage.

SPACIOUS FIRST FLOOR LANDING

having UPVC double glazed window to rear, loft access hatch, double doored built-in cupboard and further built-in airing cupboard housing the Worcester combination gas central heating boiler and linen shelving.



BEDROOM ONE

5.53m x 4.41m (18' 2" x 14' 6") a huge principal bedroom having wide UPVC double glazed window to front, radiator, built-in store cupboard and wardrobe recess.

BEDROOM TWO

3.64m x 3.05m (11' 11" x 10' 0") having UPVC double glazed window to rear, radiator and double doored built-in wardrobe with overhead storage cupboard.

BEDROOM THREE

3.73m x 2.74m (12' 3" x 9' 0") having double doored built-in wardrobe with overhead storage cupboard, UPVC double glazed window to front and radiator.

BATHROOM

having panelled bath with mixer tap with shower attachment, pedestal wash hand basin, close coupled W.C., comprehensive wall tiling, obscure UPVC double glazed window and radiator.

SEPARATE W.C.

having close coupled W.C. and UPVC double glazed window.



OUTSIDE

The property is set back from the road with a feature block paved driveway providing parking for a couple of cars, flanked by a lawned foregarden with mature herbaceous borders and a side gated entrance leading to the side and rear gardens. The gardens have a continuation of the feature block paving, garden summerhouse, walled and fenced perimeter and mature shrubbery.

INTEGRAL GARAGE

5.89m x 2.76m (19' 4" x 9' 1") having electric up and over entrance door, fluorescent light, power points, doors to conservatory and under stairs store cupboard and space and plumbing for washing machine.

COUNCIL TAX

Band E.

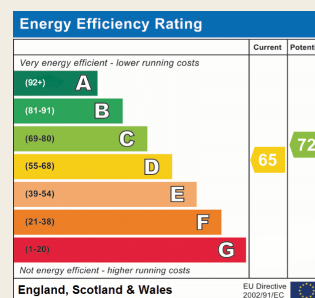
FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

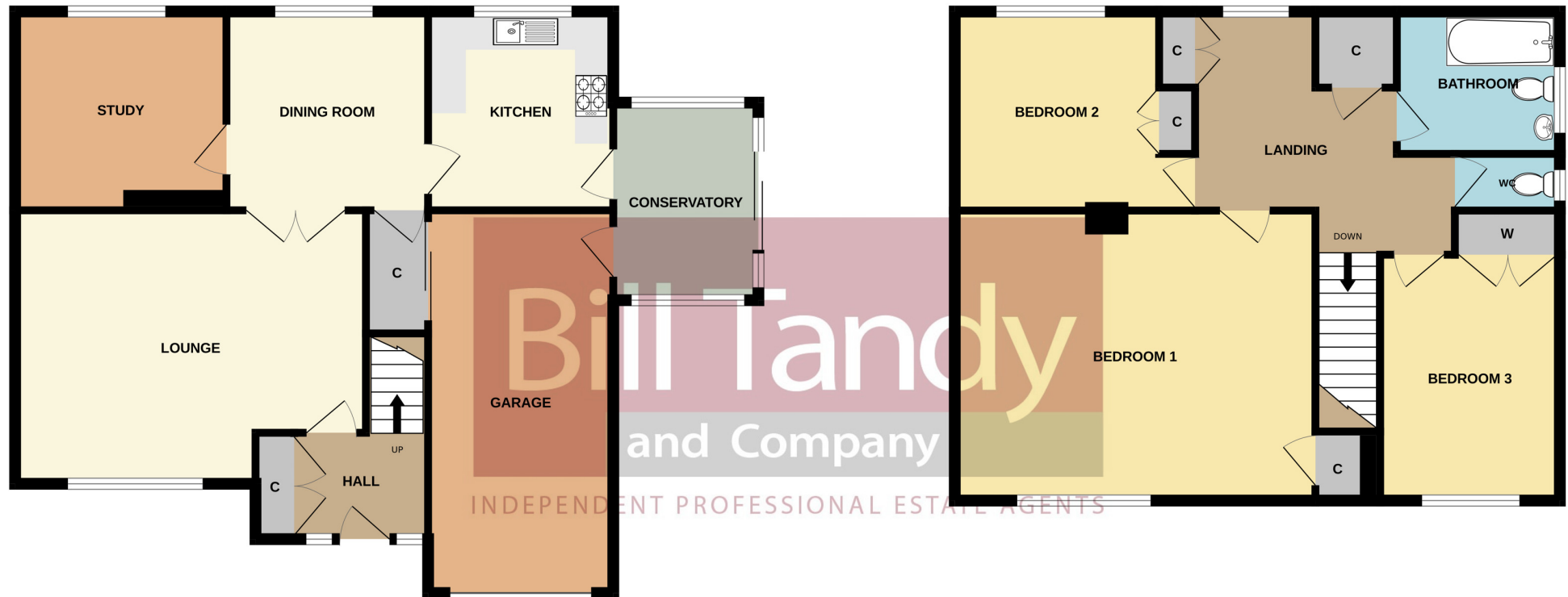
VIEWING

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

1ST FLOOR



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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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