



9 Salt Way, Fradley, Lichfield, Staffordshire, WS13 8UQ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Bill Tandy

**9 Salt Way, Fradley, Lichfield,
Staffordshire, WS13 8UQ**

£315,000

Offers in the region of

Bill Tandy and Company are delighted in offering this immaculately presented and modern mid-town house, superbly positioned on this sought after development on Salt Way. The property is located in the popular village of Fradley being a short distance away from the cathedral city of Lichfield. Fradley offers superb facilities at the Sterling Centre, including: a range of takeaways, Co-op convenience store, pharmacy, hairdressers and gym, and further facilities are available in Lichfield and Burton upon Trent. There are lovely countryside walks along the canal to Fradley Junction with access to the canal path from the rear of the development. Fradley is ideal for the commuter with nearby trunk roads including A38, A5 and M6 toll road, whilst train access to both London and Birmingham can be found nearby in Lichfield. The property itself was built by Redrow homes offering a superb specification with high ceilings providing a light, airy feel. This property is the biggest in the run of the terraced houses, with extra upstairs space above the side passageway. The property comprises a hall, guest cloakroom, lounge, dining kitchen, three bedrooms, en-suite shower room and bathroom. Parking to front with electric car charging point and garden to rear. Early viewings are highly recommended.



ENTRANCE HALL

With front entrance door, door to lounge and further door opens to

GUESTS W.C

with radiator and modern white suite comprising wash hand basin and low flush W.C.

LOUNGE

4.30m x 5.43m (14' 1" x 17' 10") Double glazed window to front, radiator, stairs to first floor and door opens to

DINING KITCHEN

4.30m x 2.46m PLUS RECESS (14' 1" x 8' 1" PLUS RECESS) With double glazed window and french doors to rear garden, spot lighting, radiator, modern kitchen units comprise base cupboard and drawers with round edge work tops above, inset sink, double oven and grill, gas hob with extractor fan above and glass splashback, concealed boiler behind unit door, integrated fridge freezer and dishwasher, space for washing machine.

FIRST FLOOR LANDING

Stairs ascend from the ground floor lounge to the first floor landing having storage cupboard and doors to:

BEDROOM 1

3.55m x 3.35m (11' 8" x 11' 0") Double glazed rear window, recess space ideal for wardrobe and door opens to

EN-SUITE

1.9m x 2.48m (6' 3" x 8' 2") With a modern white suite to comprises a wall mounted wash hand basin, low flush w.c., double shower cubicle with shower over, porcelanosa tiling, rear double glazed window and radiator.

BEDROOM 2

3.19m x 2.69m (10' 6" x 8' 10") Double Glazed front window and radiator.



BEDROOM 3

2.24m x 2.71m (7' 4" x 8' 11") Double glazed front window and radiator.

BATHROOM

2.16m x 1.81m (7' 1" x 5' 11") Modern white suite comprises a wall hung wash hand basin, low flush w.c and bath with shower over, porcelanosa tiling and spot lighting.

OUTSIDE

The property is located on a sought after development with access to canal path from the back of the development. There is a double width tarmac driveway for approximately 2 cars to the front with the benefit of an electric car charging point. Paved pathway provides a shared side access pathway with rear gate beyond for useful access to the rear garden. This superb south facing garden enjoys the benefit of a side gate with shared access to front, paved patio, shaped lawn and well stocked, trees and shrubs beyond. Fenced boundary surround.

COUNCIL TAX BAND C



DEVELOPMENT SERVICE CHARGE

We understand that a service charge for the upkeep of the development is charged at £130 twice annually. Details of which should be checked and verified by your solicitors before legal commitment.

FURTHER INFORMATION/SUPPLIERS

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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.

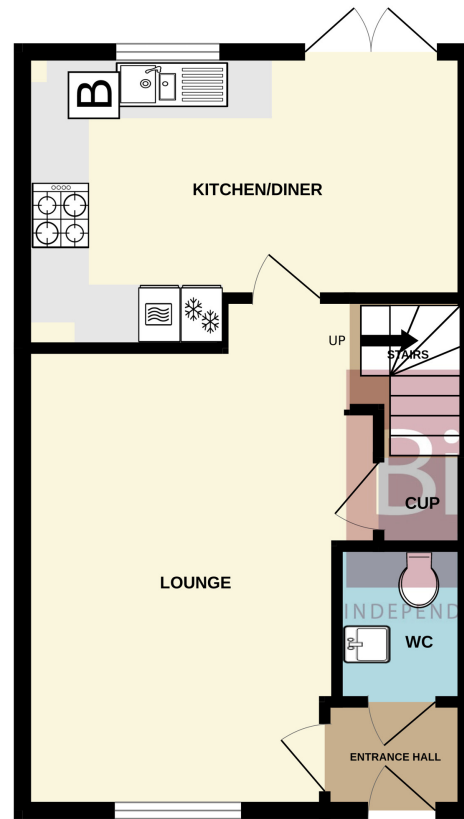
VIEWING

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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