



8 Jordan Close, Fradley, Lichfield, Staffordshire, WS13  
8PQ

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 8 Jordan Close, Fradley, Lichfield, Staffordshire, WS13 8PQ

# £265,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this superbly presented and updated link detached house located on the desirable road of Jordan Close within Fradley. The property is well located with an abundance of facilities found within a short distance, whilst one of the main features of the property is Fradley Park and canal located within walking distance. The accommodation briefly comprises entrance hall, lounge, superbly updated dining kitchen, conservatory, utility room formed from the original garage, three first floor bedrooms and modern bathroom. Outside there is parking for numerous vehicles to the front leading to the former garage which is now used as a store, and there is a garden to the rear. Fradley itself lies approximately 5 miles from the cathedral city of Lichfield and has a superb range of local facilities including popular primary school, shops and church. For the commuter, Fradley is ideally situated with nearby access to the A38 and M6 Toll providing access to both Lichfield, Burton upon Trent and Derby. Train stations are located nearby at Trent Valley and Lichfield City providing access to Birmingham and London.



### RECEPTION HALL

approached via a double glazed entrance door with window alongside and having stairs to first floor, radiator, laminate floor and door to:

### LOUNGE

4.07m x 3.73m (13' 4" x 12' 3") having a grey anthracite designer radiator, double glazed bow window to front and feature fireplace having an inset contemporary gas fire.

### RE-FITTED DINING KITCHEN

4.65m x 3.18m (15' 3" x 10' 5") this superb open plan and updated dining kitchen has a range of handle-less contemporary units comprising base cupboards and drawers with slimline work preparation tops above, tiled surround, wall mounted units with under-unit lighting, inset stainless steel sink with mixer tap and waste disposal unit, AEG double oven with four ring AEG hob, glass splashback surround and extractor canopy above, two ceiling light points, grey anthracite radiator, under stairs store cupboard/pantry and integrated appliances include induction hob, fridge and dishwasher.

### CONSERVATORY

3.63m x 2.16m (11' 11" x 7' 1") accessed via sliding doors from the dining kitchen and has double glazed windows overlooking the garden, French doors to patio area and laminate floor.

### UTILITY ROOM

2.64m x 2.16m (8' 8" x 7' 1") formed from part of the original garage this useful utility room has door to rear garden, tile look laminate floor, round edge work tops with spaces below for washing machine and tumble dryer, base and wall mounted storage cupboards and door to front store.



### FIRST FLOOR LANDING

having oak balustrade and handrail, obscure double glazed window to side, loft access, boiler cupboard housing the Vaillant boiler and shelving. Doors open to:

### BEDROOM ONE

3.69m plus wardrobes x 2.80m (12' 1" plus wardrobes x 9' 2") having fitted wardrobe with sliding doors, double glazed window to front and radiator.

### BEDROOM TWO

2.93m x 2.78m max (9' 7" x 9' 1" max) having double glazed window to rear and radiator.

### BEDROOM THREE

2.79m x 1.72m (9' 2" x 5' 8") having double glazed window to front, radiator and over stairs double wardrobe.

### BATHROOM

1.86m x 1.74m (6' 1" x 5' 9") having obscure double glazed window to rear, radiator and suite comprising vanity unit with inset wash hand basin, low flush W.C. and bath with shower appliance and bi-folding shower screen.



## OUTSIDE

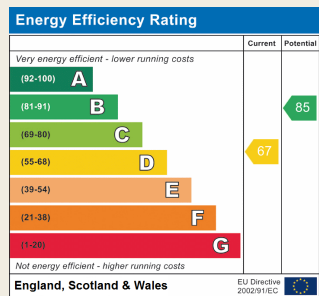
Located to the front of the property is a block paved driveway for parking leading to the store (former garage) and front entrance door. To the rear is a paved patio area, shaped lawn, storage shed and fenced surround.

## STORE

3.51m x 2.16m (11' 6" x 7' 1") formed from part of the original garage and having double doors to front, inner courtesy door, light and power supply and could be ideal for storage or motorcycles.

## COUNCIL TAX

Band C.



## TENURE

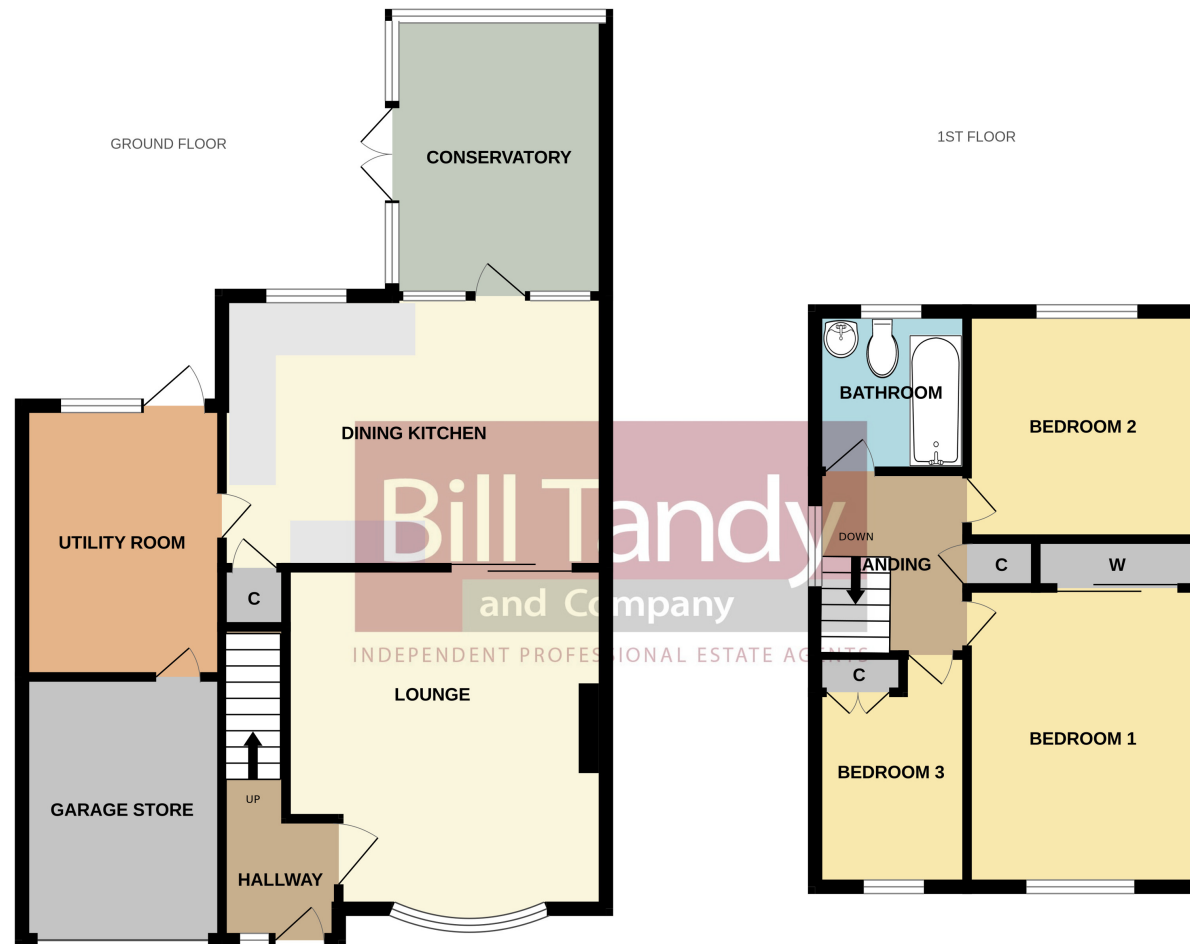
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## 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.





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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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