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46 Forrester Close, Fradley, Lichfield, Staffordshire, WS13
8SF

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

46 Forrester Close, Fradley, Lichfield, Staffordshire, WS13 8SF

£229,950

Bill Tandy and Company are delighted in offering for sale this modern end terraced house superbly located on Forrester Close within the desirable village of Fradley. There are a superb range of village facilities found within walking distance including the Stirling Centre providing Co-op convenience store, gym, chemists, Greggs, Indian restaurant, fish and chip shop and cafe. The village also enjoys good access to the cathedral city of Lichfield via the A38 and there is rail access nearby from Lichfield City and Trent Valley stations providing links to Manchester, London and Birmingham. The property itself, which we strongly recommend is viewed internally for it to be fully appreciated, comprises hall, lounge, modern kitchen, three bedrooms, and a modern family bathroom. Externally a share approach leads to parking to front with a gardens to rear. Early viewings are highly recommended.



CANOPY PORCH

leading to a UPVC double glazed entrance door opening to:

RECEPTION HALL

having stairs to first floor with useful under stairs storage cupboard, herringbone style laminate floor, radiator and doors open to:

LOUNGE

4.28m x 3.99m (14' 1" x 13' 1") having herringbone style laminate floor, double glazed window and French doors to rear, radiator and useful under stairs storage cupboard.

KITCHEN

3.06m x 2.07m (10' 0" x 6' 9") having double glazed window to front, spot lighting to ceiling, tiled flooring, modern Shaker style units comprising base cupboards and drawers with round edge work tops above, mosaic tiled splashback surround, matching wall cupboards with glazed display cabinet, inset stainless steel sink with drainer, inset oven with four ring gas hob and extractor fan above, spaces ideal for fridge/freezer and washing machine.

FIRST FLOOR LANDING

having loft access with loft ladder leading to part boarded loft ideal for storage. Doors open to:

BEDROOM ONE

3.99m max into wardrobes x 2.72m (13' 1" mad into wardrobes x 8' 11") having double glazed window to rear, radiator and superb range of fitted wardrobes.

BEDROOM TWO

2.86m x 2.01m (9' 5" x 6' 7") having double glazed window to front and radiator.

BEDROOM THREE

2.00m x 1.82m (6' 7" x 6' 0") having double glazed window to side and radiator.



UPDATED BATHROOM

1.90m x 1.88m (6' 3" x 6' 2") having an obscure double glazed window to front, grey anthracite contemporary towel rail, modern updated white suite comprising wall mounted vanity unit with inset wash hand basin, low flush W.C. and 'P' shaped shower bath with mixer tap and twin headed shower appliance over, tiled splashback surround and spot lighting to ceiling.

OUTSIDE

To the front of the property is a tarmac tandem driveway approached via a shared access. Set to the rear of the property is a paved patio space with low maintenance artificial lawn beyond with fenced surround and gates to rear for access for bins.

COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, check the Ofcom website. Please refer to Key Facts for Buyers.



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 Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

VIEWING

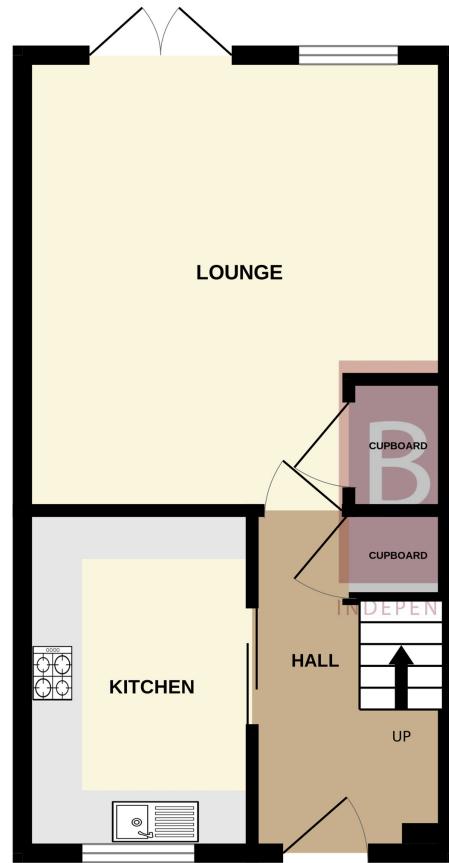
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

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.

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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