



53 Tye Road, Fradley, Lichfield, Staffordshire, WS13 8GW

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



## 53 Tye Road, Fradley, Lichfield, Staffordshire, WS13 8GW

# £325,000

Located on a highly sought after and well-regarded development, this modern and recently built Bellway home provides spacious accommodation, arranged over three floors. This semi-detached house enjoys a superb range of local facilities including two primary schools, shops, post office, a church and a village hall. The village is a short distance from the cathedral city of Lichfield and in addition to a regular bus service, the highly regarded Friary High School in Lichfield also provides a daily school bus service. There is nearby access to the A38 providing ideal commuter links to numerous Midland towns and cities with rail access to London and Birmingham from Lichfield Trent Valley and City railway stations. The property comprises a reception hall, lounge, modern dining kitchen, two bedrooms located on the first floor, modern bathroom and landing which provides a useful study area. To the top floor is a large main bedroom with dressing room and en-suite. Externally, parking to side leads to a rear appointed garage with garden set to rear. Early viewings are highly recommended.



### ON THE GROUND FLOOR

#### RECEPTION HALL

Front entrance door, tiled floor, stairs to first floor with useful store cupboard. Doors open to:

#### GUEST CLOAKROOM

Obscure double glazed window, radiator, tiled floor, suite comprises a pedestal hand basin with tiling surround and low flush w.c.

#### LOUNGE

4.55m x 3.48m (14' 11" x 11' 5") This generous size room located to rear enjoys double glazed French doors and windows to rear, radiator and wood style click floor and spot lightings to ceiling.

#### DINING KITCHEN

2.33m x 4.25m (7' 8" x 13' 11") Double glazed window to front, spot lighting to ceiling, tiled floor and radiator. The kitchen enjoys a range of base cupboards and drawers, round edged work tops above, inset stainless steel 1 and a half bowl sink, further wall mounted storage cupboards, inset Zanussi over with hob and extractor above, integrated fridge and freezer and space for washing machine. Concealed ideal boiler.

### ON THE FIRST FLOOR

#### LANDING

With stairs ascending from the ground floor reception hall, door access to airing cupboard and further door opens to:

#### BEDROOM 2

2.53m x 3.88m into wardrobe (8' 4" x 12' 9" into wardrobe) double glazed rear window, radiator and fitted wardrobes with sliding mirrored doors.



#### BEDROOM 3

2.52m x 3.68m (8' 3" x 12' 1") double glazed window to front and radiator.

#### BATHROOM

1.95m x 1.92m (6' 5" x 6' 4") double glazed window to rear, radiator, suite comprises a vanity unit with inset sink above, low flush w.c. bath with shower screen and shower attachment, tiled surround, tiled floor and spot lighting to ceiling.

#### LANDING/SUDY AREA

1.96m x 2.52m (6' 5" x 8' 3") Door from the landing provides access to this versatile first floor area ideal as a study or dressing room with stairs to second floor, double glazed front window and radiator.

### ON THE SECOND FLOOR

#### BEDROOM 1

4.55m max 3.43m min x 4.96m max (14' 11" max 11' 3" min x 16' 3" max) Extending over the whole of the top floor, this generous size main bedroom enjoys a double glazed window to front, radiator, loft access and doors open to



#### **DRESSING ROOM/WALK IN WARDROBE**

2.21m x 2.26m (7' 3" x 7' 5") With rear skylight window.

#### **EN-SUITE SHOWER ROOM**

Rear Skylight window, suite comprises a vanity unit with inset sink above, low flush w.c. shower cubicle with shower above, tiled surround, tiled floor and spot lighting to ceiling.

#### **OUTSIDE**

The property is superbly located on this popular development built by Bellway homes. The outside comprises

#### **PARKING**

Positioned to the right hand side of the property, this tandem parking area provides parking for 2/3 cars, gate to rear garden and access to the rear appointed garage.

#### **GARAGE**

Up and over to front, side courtesy door to rear garden.



#### **REAR GARDEN**

With a paved patio area, useful side gate to parking, courtesy door to garage, shaped lawn, decked patio to rear which further extends behind the garage, fenced and wall surround.

#### **COUNCIL TAX BAND D**

#### **FURTHER INFORMATION / SUPPLIERS**

Mains water, drainage  
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/>

#### **DEVELOPMENT CHARGES**

The owner has informed us that the property is subject to a small development service charge for upkeep of the communal areas at approximately £200 per annum. Further details should be checked via your solicitors before legal commitment.



#### **TENURE**

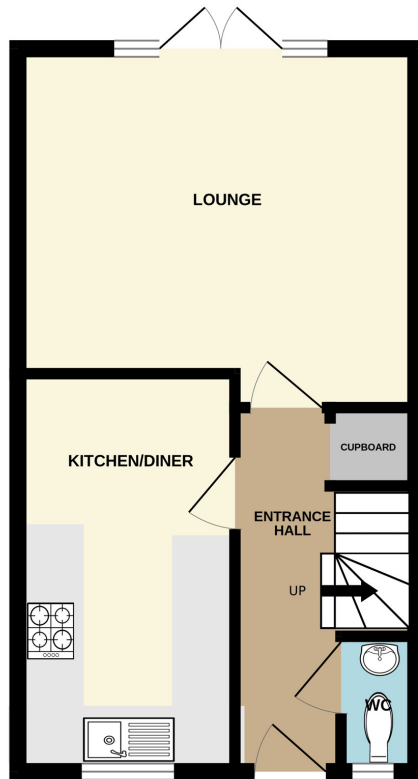
Our client advises us that the property is Freehold with an additional freehold interest in the title . Should you proceed with the purchase of the property these details must be verified by your solicitors.

#### **VIEWING**

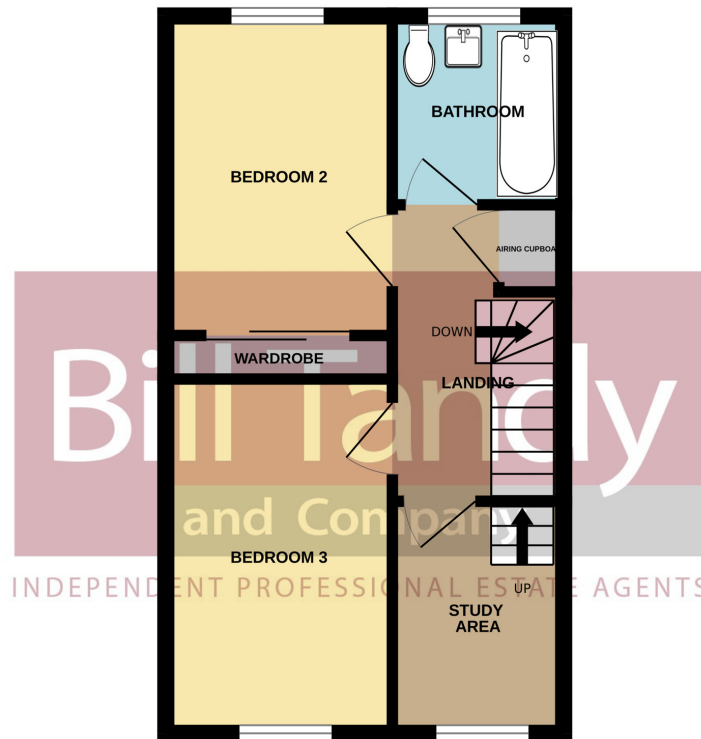
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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.

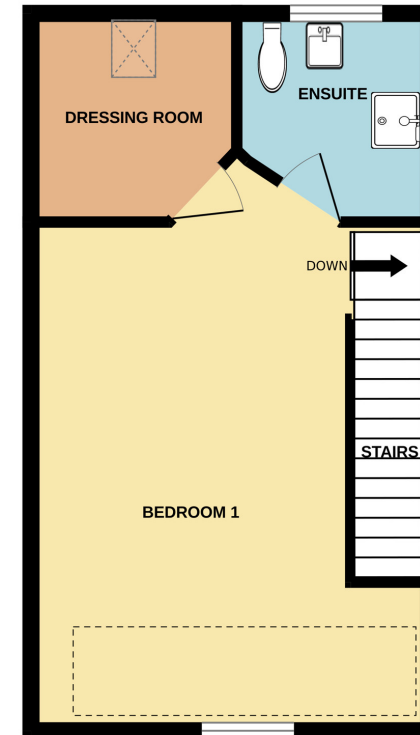
GROUND FLOOR



1ST FLOOR



2ND 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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