

Bill Tandy
and Company

1 Violet Walk, Fradley, Lichfield, Staffordshire, WS13 8TU

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**1 Violet Walk, Fradley, Lichfield,
Staffordshire, WS13 8TU**

£350,000 Offers over

Bill Tandy and Company are delighted in offering for sale this recently built modern detached family home positioned on a superb corner plot on Violet Walk. There are superb facilities within walking distance including two primary schools, shops, church and village hall. The location is a short distance away from the cathedral city of Lichfield for which there is a regular bus service and is in close proximity to the well regarded Friary High school in Lichfield. Fradley is ideal for commuters with nearby access to the A38 providing links to numerous Midlands towns and cities, with rail access to London and Birmingham from Lichfield Trent Valley and City stations. The property itself, which we strongly recommended is viewed internally to be fully appreciated, comprises hall, guests cloakroom, through lounge, through family dining kitchen, utility room, three first floor bedrooms one having an en suite shower room, and family bathroom. There is a tandem style driveway leading to a garage, and there are gardens to the rear. Early viewings are highly recommended.



CANOPY PORCH

with composite front entrance door with windows either side and opens to:

RECEPTION HALL

having tiled floor, radiator, stairs to first floor and doors open to:

GUESTS CLOAKROOM

having tiled floor, radiator and modern white suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

THROUGH LOUNGE

5.64m x 3.01m (18' 6" x 9' 11") a lovely light room having double glazed windows to front, side and rear and two radiators.

OPEN PLAN FAMILY DINING KITCHEN

5.64m x 2.71m (18' 6" x 8' 11") extending from front to rear and having double glazed windows to front and side, French doors open to the rear garden, radiator, tiled floor, spotlighting, cream Shaker style base cupboards and drawers with round edge work tops with upstand splashback surround, wall mounted cupboards with under-cupboard lighting, inset stainless steel sink, inset Zanussi oven with induction hob, integrated appliances include fridge/freezer and dishwasher and a door opens to:

UTILITY ROOM

having double glazed window to rear, tiled floor, Ideal boiler, round edge work top with inset stainless steel sink, storage cupboard below and integrated washing machine. Door to under stairs store cupboard.

FIRST FLOOR LANDING

having double glazed window to rear, store cupboard, loft access and doors open to:



BEDROOM ONE

4.07m x 2.77m (13' 4" x 9' 1") having double glazed window to rear, radiator and door opens to:

EN SUITE SHOWER ROOM

having obscure double glazed window to front, radiator, tiled floor, suite comprising pedestal wash hand basin with tiled surround, low flush W.C., and shower cubicle with shower appliance over and spotlighting.

BEDROOM TWO

3.27m max x 3.02m max (10' 9" max x 9' 11" max) having double glazed window to front and radiator.

BEDROOM THREE

3.02m x 2.27m (9' 11" x 7' 5") presently used as a dressing room having double glazed window to rear and radiator.

BATHROOM

having obscure double glazed window to front, tiled floor, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower appliance over and shower screen and full ceiling height tiling surround.



OUTSIDE

One of the distinct features of the property is its superb corner position on a generously sized plot. There is a tarmac driveway providing parking for numerous vehicles and which leads to the garage, there is gated access to the garden and pathway to front door. Set to the rear of the property is a walled and fenced garden having paved patio, shaped lawn beyond, additional rear patio entertaining space and storage shed.

GARAGE

Positioned to the rear of the property having an up and over entrance door, side courtesy door to rear garden and boarded loft space with pulldown ladder.

COUNCIL TAX

Band E.

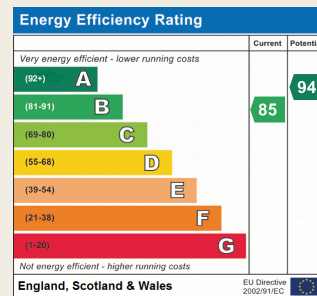
FURTHER INFORMATION/SUPPLIES

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/>



DEVELOPMENT CHARGE

Development service annual service charge is £132. Details of which should be checked via your solicitors before legal commitment.



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



1, VIOLET WALK, FRADLEY, WS13 8TU

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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