



18 Goring Drive, Fradley, Lichfield, Staffordshire, WS13

8ZB

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



## 18 Goring Drive, Fradley, Lichfield, Staffordshire, WS13 8ZB

# £250,000

Bill Tandy and Company are delighted in offering for sale this recently built and superbly presented end town house, located at the end of the cul de sac of Goring Drive. Positioned on this highly sought after development built by Barratt Homes, one of the distinct features of the property is its superb corner position with generously sized plot having gardens to front, side and rear. We strongly urge the property is viewed to be fully appreciated, and the accommodation briefly comprises reception hall, guests cloakroom, modern kitchen, good sized lounge/dining room to the rear, two first floor double bedrooms and bathroom with shower above the bath. There is parking to front and left hand side, with gardens to front, side and rear and offering a generously sized plot for a two bedroom home.



### LOCATION

The desirable village of Fradley provides superb facilities within walking distance of the property including village primary school, shops, church and village hall. The location is a short distance away from the cathedral city of Lichfield with a regular bus service providing access to the well regarded Friary secondary school in Lichfield. Further facilities at the Sterling Centre include a Co-op convenience store, Greggs bakery, pharmacy, take-away restaurants and a gym. The village is ideal for commuters with nearby access to the A38 providing links to Midlands towns and cities and train access to London and Birmingham from Lichfield Trent Valley and City stations.

### RECEPTION HALL

having laminate floor, radiator and storage cupboard housing the Ideal boiler.

### LOUNGE/DINING ROOM

5.13m x 3.93m (16' 10" x 12' 11") having double glazed French doors opening to the rear garden, double glazed windows to rear and side, two radiators, laminate floor, stairs to first floor with useful under stairs storage recess ideal for storage or a desk.

### KITCHEN

2.84m x 1.94m (9' 4" x 6' 4") having double glazed window to front, laminate floor, base cupboards and drawers with white round edge work tops above, wall mounted cupboards, inset stainless steel one and a half bowl sink, inset Zanussi oven with five ring gas hob and extractor fan above, spaces for washing machine, tumble dryer/dishwasher and fridge/freezer and ceiling spotlighting.

### FIRST FLOOR LANDING

having loft access and doors leading off to:



### BEDROOM ONE

3.94m x 2.84m (12' 11" x 9' 4") having double glazed window to front and radiator.

### BEDROOM TWO

3.94m x 3.22m max (12' 11" x 10' 7" max) having over stairs storage cupboard, double glazed window to rear, radiator and study area.

### BATHROOM

2.28m x 1.87m (7' 6" x 6' 2") having an obscure double glazed window to side, radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower over and shower screen and ceiling spotlighting.

### OUTSIDE

The property is positioned at the end of this desirable cul de sac, and has a tarmac driveway to the left hand side with shaped lawns either side giving potential to extend the parking if required. A side gate leads to the rear garden. To the rear and left hand side of the property is a superb corner garden with paved patio, shaped lawn, storage shed and fenced perimeters.



## COUNCIL TAX

Band C.

## FURTHER INFORMATION/SUPPLIES

Mains drainage, water, 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 CHARGE

We understand from the owner that the development currently has a maintenance charge of £275 per annum. Details of this should be checked and verified by your solicitor before legal commitment.

## SHARED OWNERSHIP

Please note the property is currently a shared ownership property, however will be Freehold upon completion and offered with 100% ownership.

## DISCLOSURE OF INTEREST

Under the Estate Agents Act of 1979 we inform you that the owner of the property is a relative of an employee of Bill Tandy and Company Estate Agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		97
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## TENURE

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

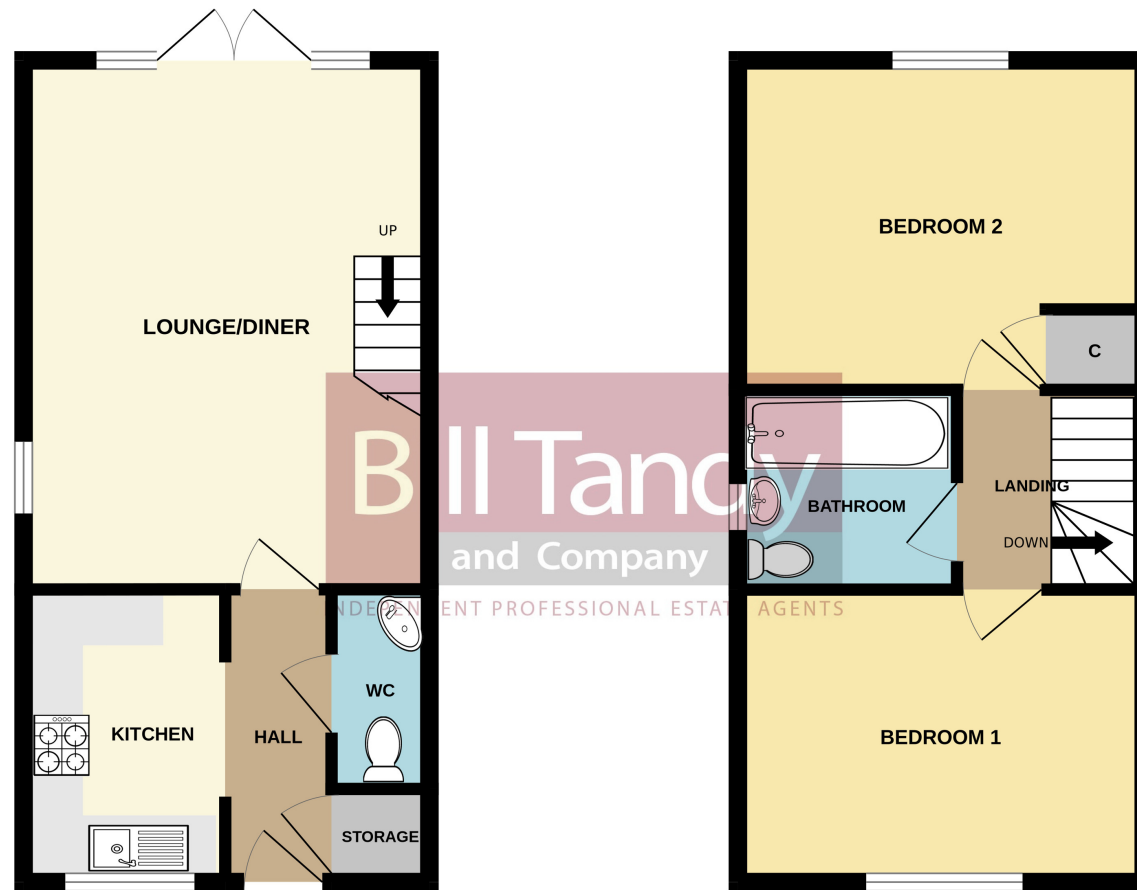
## VIEWING

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](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



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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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