



# DRAFT

10 Turnbull Road, Fradley, Lichfield, Staffordshire, WS13  
8TB

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



**10 Turnbull Road, Fradley, Lichfield,  
Staffordshire, WS13 8TB**

**£275,000**

Bill Tandy and Company are delighted in offering for sale this modern end terraced house superbly located on Turnbull Road 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, open plan dining kitchen, three bedrooms, one having en suite shower room, and family bathroom. There is a garden to the rear, and there is a parking space to the rear together with a garage in a separate block.



#### **CANOPY PORCH**

with front entrance door opening to:

#### **RECEPTION HALL**

having Karndean floor, stairs to first floor and radiator.

#### **LOUNGE**

4.77m x 3.19m (15' 8" x 10' 6") having double glazed window to front and radiators.

#### **DINING KITCHEN**

4.14m x 3.55m (13' 7" x 11' 8") having double glazed window and patio doors to rear garden, under stairs storage cupboard, two light points, radiator, modern kitchen units comprising base cupboards and drawers surmounted by round edge work tops, tiled splashback surround, wall mounted cupboards, inset sink with drainer and mixer tap, inset Hotpoint double oven and grill with four ring gas hob and extractor fan above, integrated fridge and freezer, space for washing machine and wall cupboard housing the Baxi 800 boiler.

#### **FIRST FLOOR LANDING**

having useful loft access and doors opening to:

#### **BEDROOM ONE**

3.57m x 3.20m max (11' 9" x 10' 6" max) having two double glazed windows to front, radiator, built-in double wardrobe and door to:

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

having an updated modern suite comprising vanity unit with inset wash hand basin and base storage, low flush W.C. and corner shower cubicle with Triton shower over, chrome heated towel rail and an obscure double glazed window to front.

#### **BEDROOM TWO**

3.24m x 2.39m (10' 8" x 7' 10") having double glazed window to rear, radiator and built-in double wardrobe.



#### **BEDROOM THREE**

3.15m x 1.68m (10' 4" x 5' 6") having double glazed window to rear, radiator and built-in double wardrobe.

#### **FAMILY BATHROOM**

having full ceiling height tiled splashback surround, obscure double glazed window to side, radiator, modern white suite comprising pedestal wash hand basin, low flush W.C. and bath with shower head attachment and separate electric Triton shower over and shower screen.

#### **OUTSIDE**

Set to the rear of the property is an enclosed garden having a decked patio area with shaped lawn beyond and herbaceous borders, rear patio located to the rear of the garden, fenced surround and gate leading to the parking and garage area beyond.

#### **SINGLE GARAGE**

located in a separate block to the rear of the property approached via a shared access drive to the side and having an allocated parking space.

#### **COUNCIL TAX**

Band B.



### **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/>

### **TENURE**

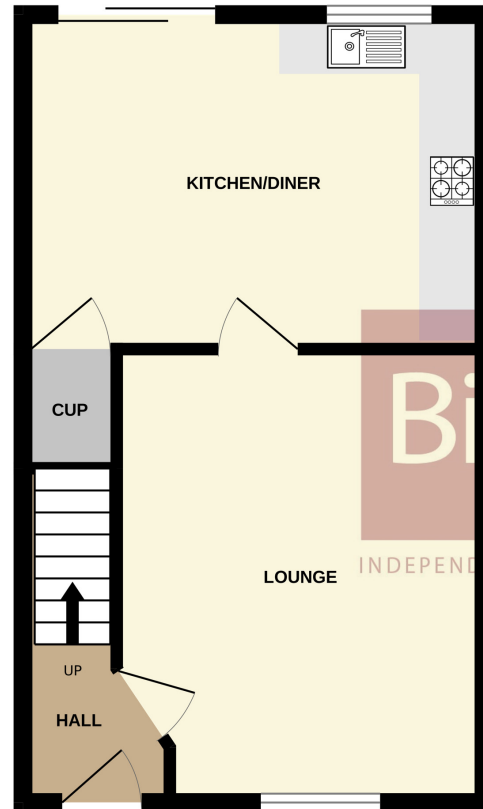
Our client advises us that the property is Freehold.  
Should you proceed with the purchase of the property these details must be verified by your solicitor.

### **VIEWING**

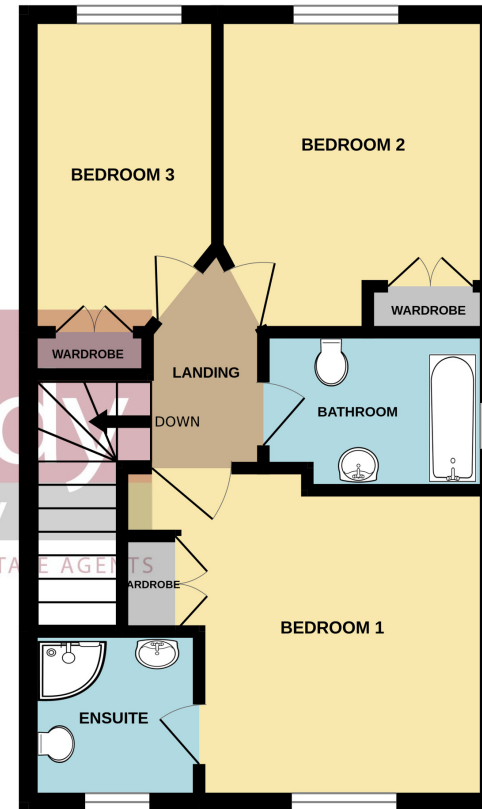
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

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



10 TURNBULL ROAD, FRADLEY, WS13 8TB

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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