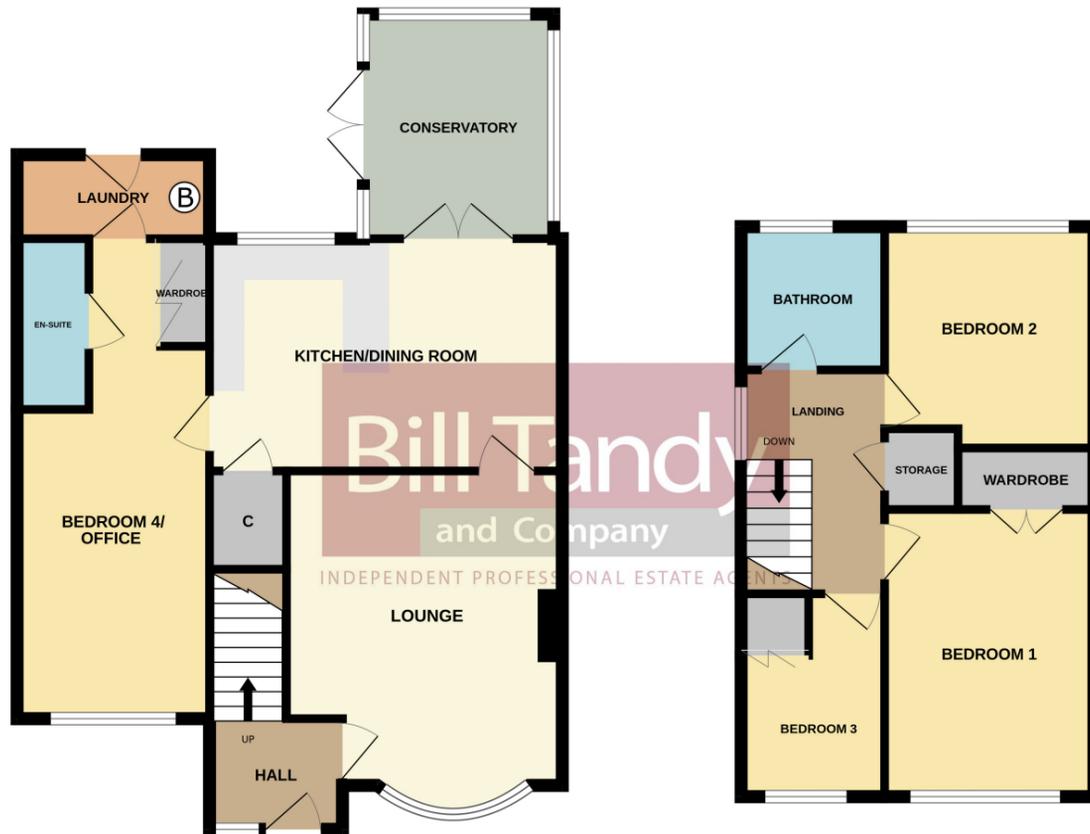


DRAFT

GROUND FLOOR

1ST FLOOR



51 JACKMAN ROAD, FRADLEY, WS13 8PF

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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**51 Jackman Road, Fradley,
Lichfield, Staffordshire, WS13 8PF**

£300,000 Freehold

Bill Tandy and Company are delighted in offering for sale this superbly updated link-detached family home superbly located within the Village of Fradley. The property is located in the highly sought after village setting enjoying a superb range of village facilities within walking distance including the Stirling centre having Co-op convenience store, gym, chemists, Greggs, Indian restaurant, fish and chip shop and cafe. The village enjoys good access to the cathedral city of Lichfield via the A38 and also to Trent Valley and Lichfield City railway stations providing links to Birmingham, London and Manchester. The accommodation briefly comprises hall, lounge, family dining kitchen, conservatory, useful ground floor bedroom four with its own en-suite and laundry beyond. To the first floor are three bedrooms and an updated family bathroom. There is parking to numerous cars to front, landscaped low maintenance rear garden with garden room. Early viewings are highly recommended.



RECEPTION HALL

approached via a feature composite front entrance door flanked by obscure double glazed window and having stairs to first floor, radiator, laminate floor and door to:

LOUNGE

4.32m x 3.81m (14' 2" x 12' 6") having UPVC double glazed bow window to front, radiator, laminate floor, coved ceiling with spotlighting and door to:

BREAKFAST KITCHEN

4.73m x 3.19m (15' 6" x 10' 6") having tiled floor, radiator, useful under stairs storage cupboard/pantry, feature ceiling light points, spotlighting, wooden base cupboards and drawers, wall mounted cupboards, round edge work tops with breakfast bar area, ceramic one and a half bowl sink, double glazed window overlooking the garden, inset electric oven with four ring gas hob and extractor fan above, space for dishwasher and UPVC double glazed French doors with windows alongside open to:

UPVC DOUBLE GLAZED CONSERVATORY

2.97m x 2.34m (9' 9" x 7' 8") having an all year round insulated roof and overlooking the rear garden, with French doors to side, radiator and spotlighting.

GROUND FLOOR BEDROOM FOUR

6.33m max (3.90m min) x 2.28m (20' 9" max 12'10" min x 7' 6") this ground floor bedroom could also be used as a dining room or home office having UPVC double glazed window to front, laminate floor, radiator, wardrobe space with hanging rail and door open to:

GROUND FLOOR EN SUITE SHOWER ROOM

having a modern suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over.



LAUNDRY ROOM

this useful laundry room houses the Worcester boiler and has UPVC double glazed door to rear garden and spaces for stacked washing machine and tumble dryer.

FIRST FLOOR LANDING

having spotlighting, loft access, store cupboard, UPVC obscure double glazed window to side, feature chrome and wooden balustrade and doors open to:

BEDROOM ONE

3.77m x 2.82m (12' 4" x 9' 3") having UPVC double glazed window to front, radiator, laminate floor and built-in double wardrobe.

BEDROOM TWO

3.02m x 2.83m max (2.67m min) (9' 11" x 9' 3" max) having UPVC double glazed window to rear, radiator and laminate floor.

BEDROOM THREE

2.86m x 1.85m (9' 5" x 6' 1") having UPVC double glazed window to front, radiator, laminate floor and over stairs store cupboard/wardrobe.



UPDATED BATHROOM

having obscure double glazed window to rear, chrome heated towel rail, modern updated suite comprising wall mounted vanity unit with inset wash hand basin, low flush W.C. and bath with twin-headed shower over, tiled splashback surround, tiled floor and spotlighting.

OUTSIDE

To the front of the property is a crete print driveway providing parking for numerous vehicles, and a further gravelled area for additional parking if required. One of the distinct features of the property is its rear garden which is a low maintenance garden with paved patio spaces, fenced surround and useful LOG CABIN with double glazed windows, French doors and power and would be ideal as a working from home space.

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

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

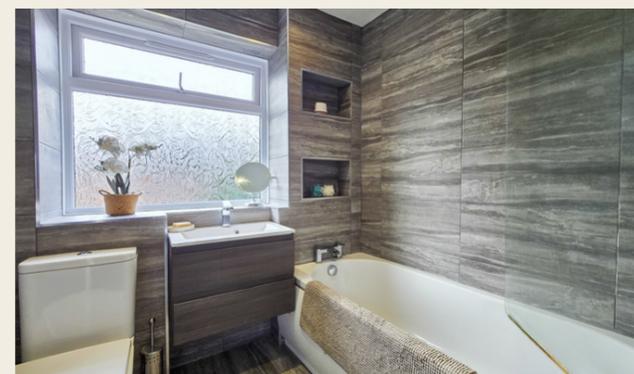


ANTI-MONEY LAUNDERING AND ID CHECKS

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.

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.