

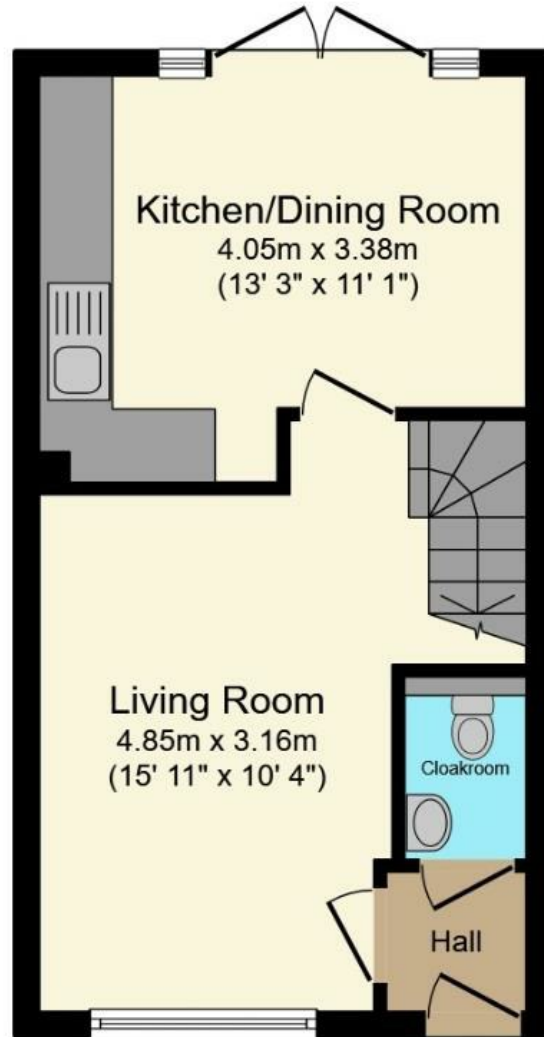


6 Wishart Drive, Fradley, Lichfield, Staffordshire, WS13 8GZ

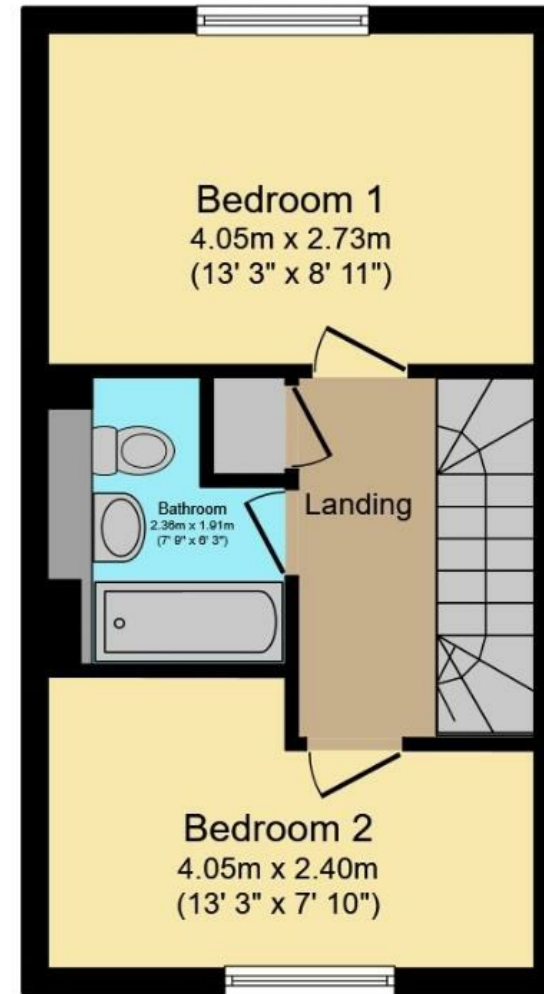
£270,000

This beautifully presented and well positioned two-bedroomed Bellway Almond style semi-detached is located on the sought-after Sheasby Park development in Fradley. It is ideal for first time buyers, and commuters, situated in a perfect position for transport links via the A38, M6 to Birmingham, Derby and Lichfield. Benefitting from Gas Central Heating and UPVC double-glazing. In brief, the property comprises of; Entrance Hallway, Guest WC, Living Room and Kitchen. First Floor Landing, Bedroom One, a Bathroom, Airing Cupboard and Bedroom Two. Garden to the Rear and Driveway Parking to the Front. EPC RATING - B

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Ground Floor



First Floor

Total floor area 61.5 sq.m. (662 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

Entrance Hallway

accessed via a composite front entrance door, with a ceiling light point, a radiator and tiled flooring

Guest WC

having a pedestal hand wash basin, a concealed cistern WC, part tiling to walls, two ceiling light points, a radiator and tiled flooring.

Living Room

having two ceiling light points, a UPVC double-glazed window to the front aspect, a radiator and vinyl flooring.

Dining Kitchen

having a range of wall and base units with rolltop surfaces, stainless steel sink and drainer, electric oven with induction hobs, extractor hood, glass upstands, a radiator, integrated fridge-freezer and space for a washing machine. Having a storage cupboard housing the combi boiler, UPVC double-glazed French doors into the rear garden, x 5 spotlights, x 4 downlights, a ceiling light point and tiled flooring.

First Floor Landing

having carpeted flooring, a radiator, an airing cupboard, a ceiling light point and a loft hatch providing access into the loft space.

Bedroom One

having carpeted flooring, a radiator, a UPVC double-glazed window to the rear aspect and a ceiling light point.

Bedroom Two

having carpeted flooring, a radiator, a UPVC double-glazed window to the front aspect and a ceiling light point.

Bathroom

having tiled flooring, a panelled bath with an overhead electric shower fitment, a pedestal hand wash basin, a

towel radiator, a concealed cistern WC, x 5 spotlights and part tiling to walls.

Outside

the front of the property is set back from the road having a tarmacadam driveway providing off-road parking for two cars, established shrubs, small bushes, pebble infill, a wall mounted light point, a slabbed pathway to the front door and a timber pedestrian gate to the side of the property giving access to the rear garden.

the rear garden has a lawn, raised flower beds, a useful timber storage shed, x 2 slabbed patio seating areas, pebble infill, a wall mounted light point and slabbed pathway to the pedestrian gate.

AGENTS NOTE

****Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.** This charge in non refundable**

Energy Efficiency Rating

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









