

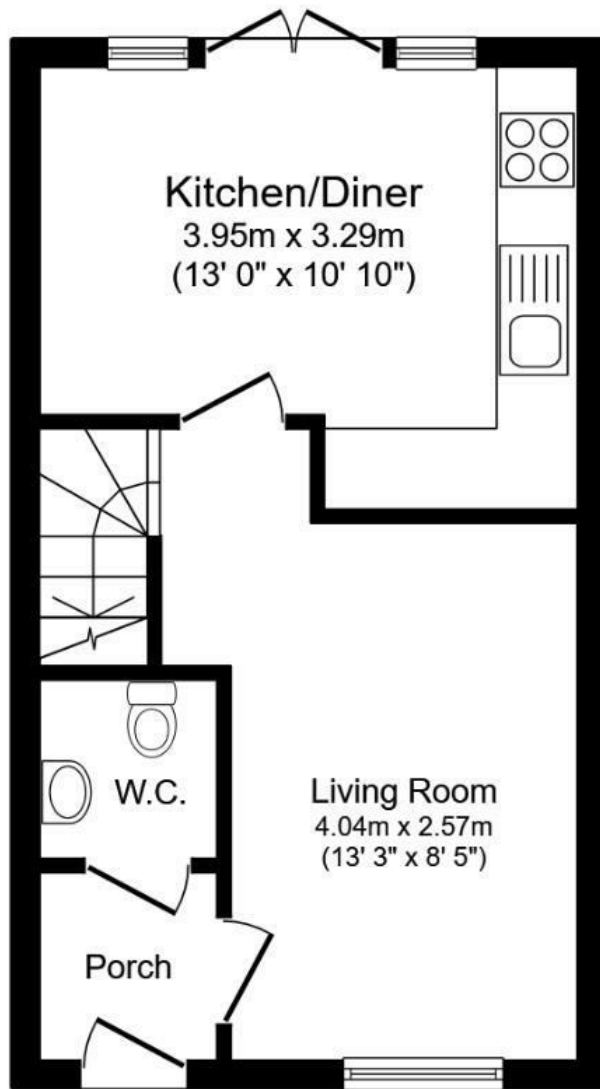


26 Violet Walk, Fradley, Lichfield, WS13 8TU

£240,000

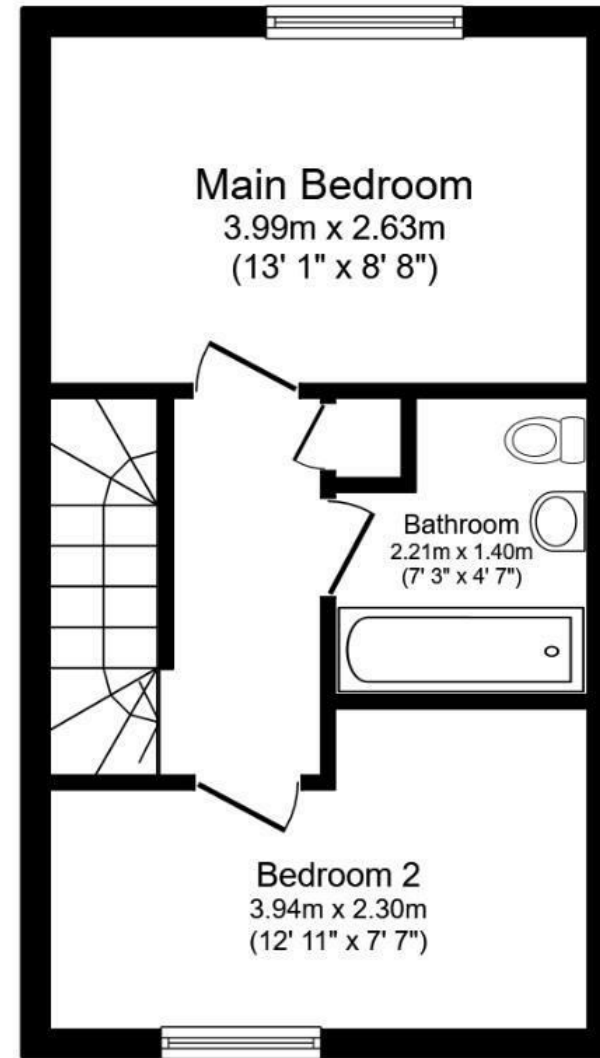
This lovely two-bedroomed property located on a popular residential development in Fradley is offered for sale with NO UPWARD CHAIN. Perfect for first time buyers and commuters, situated in a perfect position for transport links via the A38 and M6 to Birmingham, Derby and Lichfield. In brief, the property comprises of; Entrance Vestibule, Guest WC, Living Room, Dining Kitchen, First Floor Landing, Two Bedrooms and a Bathroom. Garden to the Rear and Driveway Parking to the Front. EPC RATING - B

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Ground Floor

Floor area 29.6 sq.m. (318 sq.ft.)



First Floor

Floor area 29.6 sq.m. (318 sq.ft.)

Total floor area: 59.1 sq.m. (636 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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 www.Propertybox.io

Entrance Vestibule

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

Guest WC

having a close-coupled WC, pedestal handwash basin with a tiled splashback, ceiling light point, extractor fan and laminate flooring

Living Room

having a ceiling light point, radiator, stairs to the first floor and a UPVC double-glazed window to the front aspect

Dining Kitchen

having a range of wall and base units with rolltop surfaces and under cupboard lighting, part tiling to walls, stainless steel sink and drainer, gas hob, electric oven and an extractor fan with a glass splashback. Integrated dishwasher, fridge-freezer and plumbing space for a washing machine. Spotlights and a ceiling light point, radiator, tiled flooring and UPVC french doors giving access to the rear garden

First Floor Landing

having a ceiling light point, access to the loft, radiator and a useful storage cupboard

Bedroom One

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

Bedroom Two

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

Bathroom

having a panelled bath with an overhead electric shower fitment, close-coupled WC and a pedestal handwash basin. Spotlights, extractor fan, part tiling to walls, towel radiator and tiled flooring

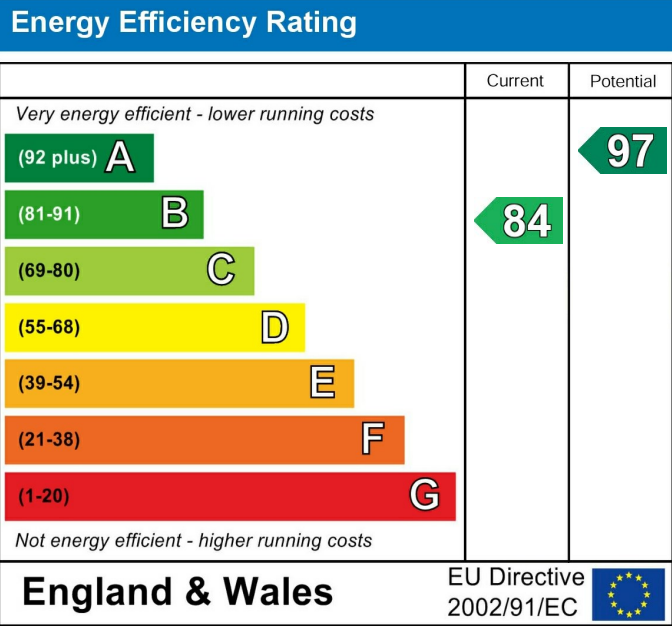
Outside

the front of the property is set back from the road with a tarmacadam driveway for two cars.

The rear garden has a paved patio and lawn area with an outside water tap and timber pedestrian gate to give access at the rear.

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.



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.



