



20 Clayton Avenue, Fradley, WS13 8XW

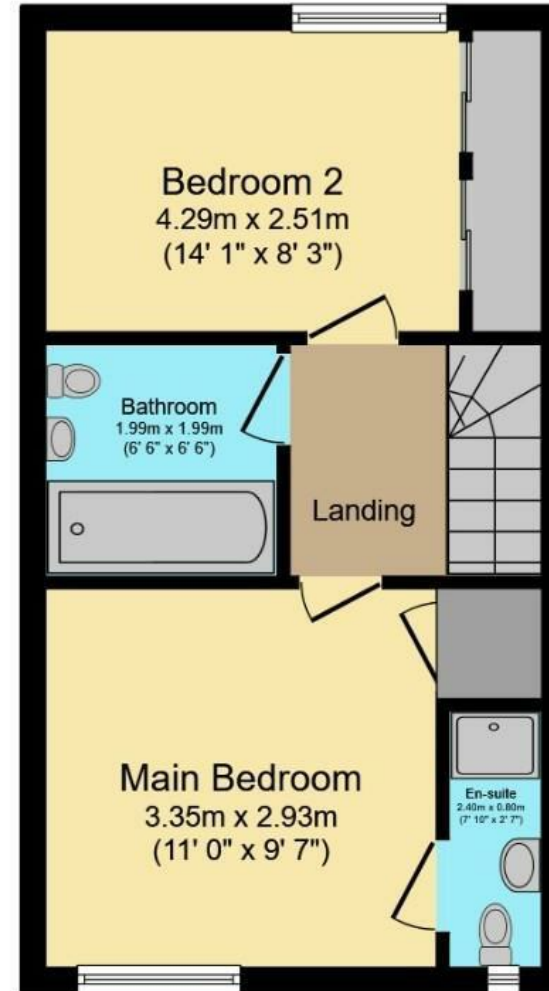
£260,000

This delightful two-bedroomed mid terrace house is located on the sought-after Sheasby Park development in Fradley. Situated in a perfect position for transport links via the A38 and M6 to Birmingham, Derby and Lichfield. Perfect for first time buyers & commuters. Benefitting from Gas Central Heating and UPVC double-glazing. In brief, the property comprises of; Entrance Hallway, Guest WC, Kitchen, Living Room. First Floor Landing, Master Bedroom with Ensuite, Bedroom Two and a Bathroom. Garden to the Rear and Driveway Parking to the Front. EPC RATING - B

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
lichfield@hunters.com | www.hunters.com



Ground Floor



First Floor

Total floor area 68.2 sq.m. (734 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, radiator, a storage cupboard housing the alarm system and tiled flooring

Guest WC

having a pedestal hand wash basin, a concealed cistern WC, part tiling to walls, a window to the front aspect, a ceiling light point, radiator and tiled flooring.

Kitchen

having a range of wall and base units with rolltop surfaces, stainless steel sink and drainer, electric oven with gas hobs, extractor hood, glass upstands, a radiator, integrated fridge-freezer and washer dryer. One window to the front aspect, x 9 spotlights, tiled flooring and an overhead cupboard housing the combi boiler.

Living Room

having two ceiling light points, a radiator, carpeted flooring and UPVC double-glazed French doors into the rear garden

First Floor Landing

having carpeted flooring, a radiator, a ceiling light point and access into the loft space

Master Bedroom

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

Ensuite

having a walk-in electric powered shower with an over head fitment, pedestal hand wash basin and a concealed cistern WC. Inset ceiling spotlights, a UPVC double-glazed window to the front aspect, tiling to the walls and a tiled floor.

Bedroom Two

having carpeted flooring, a radiator, a UPVC

double-glazed window to the rear aspect, built in wardrobe and a ceiling light point.

Bathroom

having a panelled bath, a pedestal hand wash basin, a radiator and a concealed cistern WC. Inset ceiling spotlights, part tiling to walls and tiled floor.

Outside

the front of the property is set back from the road having a tarmacadam driveway providing off-road parking for two cars, a wall mounted light point and a slabbed pathway to the front door.

the rear garden has a lawn, a useful timber storage shed, a slabbed patio seating area and pathway. There is a useful outside water tap and a timber pedestrian gate which gives access to the front of the property for bin access.

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 is non refundable**

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(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.











