



Milne Avenue, Fradley
Lichfield, WS13 8SQ

Offers Over £290,000

Fradley

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This charming three bedroom home is situated tucked away off Milne Avenue in Fradley, Lichfield. Ideal for young families and downsizers, this property is within close distance of popular amenities as well as Lichfield City Centre.

Approached via an attractive driveway with ample parking space and side access to the garden, the internal accommodation consists of a welcoming entrance hallway with guest W.C, leading into a modern fitted kitchen to the fore with external outdoor access.

There is a spacious lounge/dining room to the rear with French doors out to a beautiful private rear garden. The hallway also provides integral access to a garage.

Upstairs off the landing are three well-proportioned bedrooms and a main family sized bathroom. The master bedroom features ample furniture space and a private en-suite shower room.

Outside is a charming rear garden with a social patio area and neatly maintained lawn, with side access to the front.



Property Specification

Three Bedroom Detached Family Home
 Quiet Sought After Location
 Spacious Lounge/Diner
 Separate Fitted Kitchen
 Integral Garage
 En-Suite Shower Room

Hallway

Kitchen

14' 7" x 6' 8" (4.45m x 2.03m)

Lounge/Diner

18' 7" x 12' 5" (5.67m x 3.78m)

Downstairs

W.C. 3' 9" x 3' 1" (1.14m x 0.93m)

Integral Garage

15' 10" x 8' 0" (4.83m x 2.43m)

Bedroom One

12' 5" x 11' 7" (3.78m x 3.54m)

En-Suite

6' 7" x 5' 11" (2.01m x 1.80m)

Bedroom Two

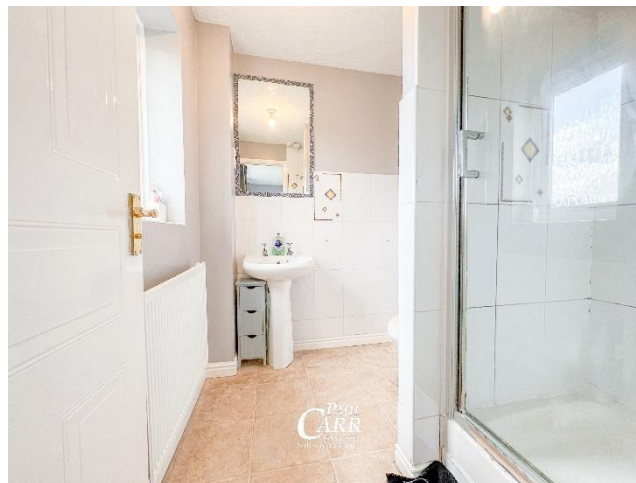
12' 0" x 9' 6" (3.67m x 2.89m)

Bedroom Three

10' 4" x 8' 0" (3.16m x 2.43m)

Bathroom

7' 2" x 6' 8" (2.18m x 2.03m)



Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

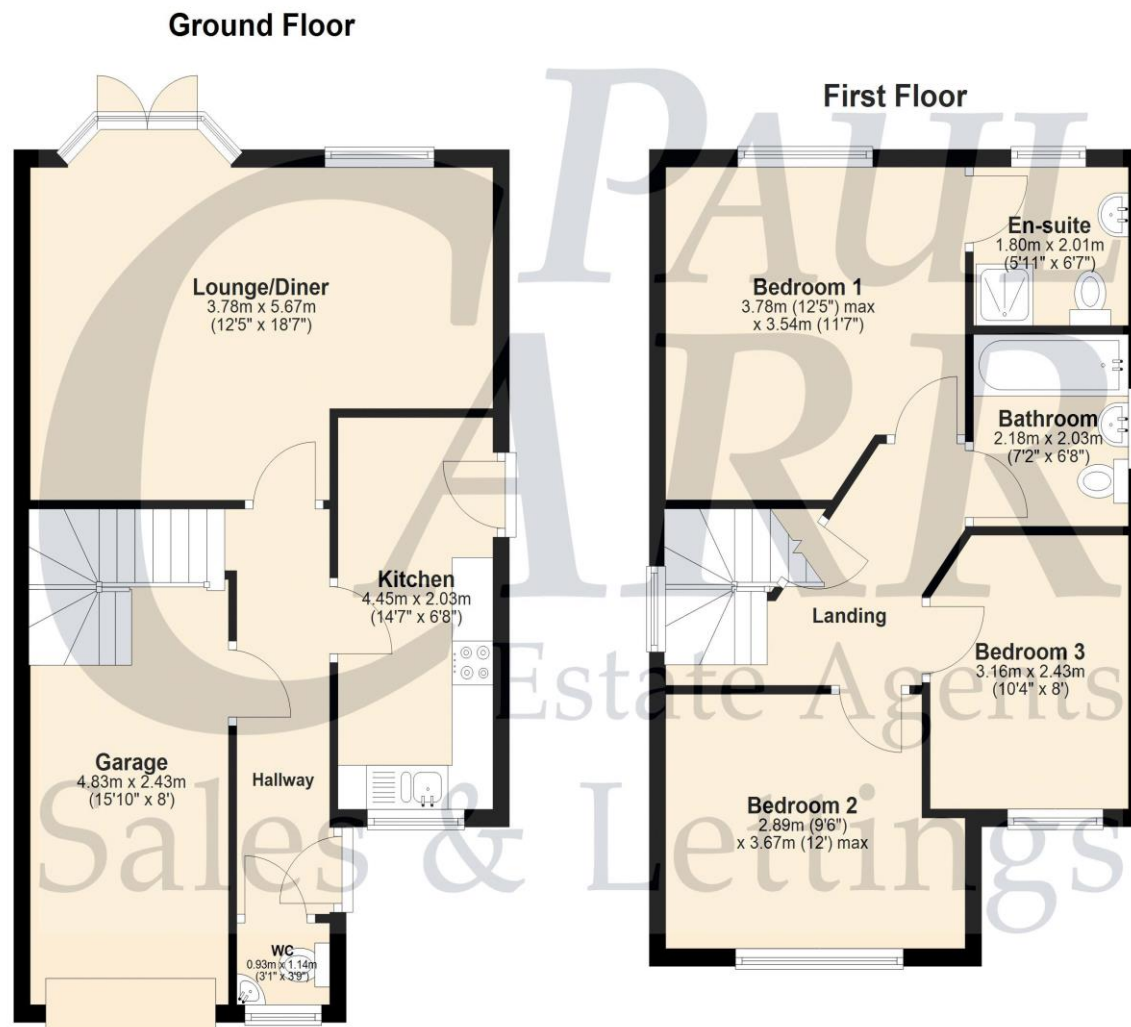
Came on the market: April 25 Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Gas/electric/water/drainage
 Council tax band: D
 Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

