



Bromwich Drive
Fradley

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented and superbly maintained three bedroom detached house situated in the original part of the sought after village of Fradley. Being offered with NO ONWARD CHAIN.

The property features a spacious lounge and separate dining room, modern fitted kitchen, Victorian conservatory, useful guest w/c and reception hall on the ground floor. Upstairs are three well proportioned bedrooms with brand new modern fitted en-suite to the main bedroom fitted last month plus a refurbished bathroom with large walk in shower.

Externally the property offers good sized private rear garden which not overlooked and features a paved patio area, lawn and a variety of mature trees, plants and shrubs. There is also a detached garage and driveway with parking for up to three cars.

Other benefits include a recently upgraded boiler with wifi remote controlled, insulated and boarded loft with access ladders, ring doorbell, house alarm and upvc double glazing. The property has also recently been re-decorated throughout.

Situated in the semi-rural village of Fradley it is well placed to take advantage of a wide range of amenities in both Lichfield city centres and Burton upon Trent, both within a few mile radius. The location also benefits from local shops, food outlets, leisure facilities and access to A38 and M6 toll road linking the midlands motorway network.

RECEPTION HALL:

UPVC front entrance door, carpeted flooring, ceiling light point, ring doorbell, house alarm, stairs to first floor accommodation and doors to lounge and guest w/c.

LOUNGE:

4.63m x 3.35m

Feature fireplace with fitted electric fire set on a raised hearth with Adams surround, carpeted flooring, TV &

phone sockets, coving, ceiling light points, radiator and patio doors to the conservatory.

CONSERVATORY:

3.57m x 3.12m

Poly-carbonate sloping roof with UPVC frame set on a brick base, tiled flooring, electric heater, ceiling light point with fan and French doors to the rear garden.

MODERN FITTED KITCHEN:

3.01m x 2.54m

Range of matching wall and base units incorporating cupboards, drawers and granite work surfaces, inset sink and drainer with mono tap, integrated oven and four ring gas hob with extractor, tiled splash backs, space for further appliances, coving, ceiling light point, tiled flooring, radiator, wall mounted BAXI boiler, window to rear and door to side.

DINING ROOM:

2.66m x 2.30m

Carpeted flooring, coving, ceiling light point, radiator and window to front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, access to insulated and boarded loft via ladder, doors off to three bedrooms, family bathroom and large storage cupboard.

MAIN BEDROOM:

3.50m x 2.71m

Carpeted flooring, radiator, ceiling light point with fan, door to en-suite and window to front.

NEW EN-SUITE:

White suite comprising corner shower cubicle with rain shower, cabinet wash hand basin, low level w/c, tiled walls, ceiling light point and opaque window to rear.

BEDROOM TWO:

3.26m x 3.10m

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.





BEDROOM THREE:

2.38m x 2.37m

Carpeted flooring, window to rear, ceiling light point and radiator.

BATHROOM:

White suite comprising: walk in shower cubicle, cabinet wash hand basin, low level w/c, tiled walls and flooring, ceiling light point, heated towel rail and window to rear.

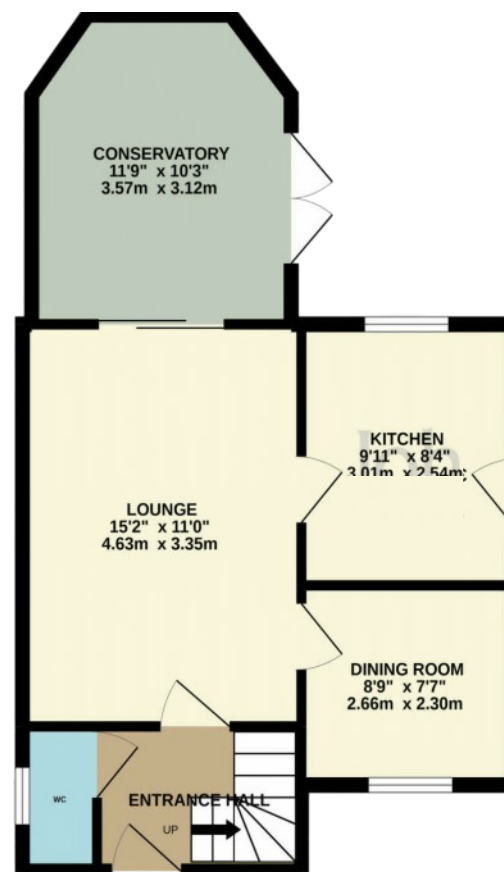
DETACHED GARAGE:

Up and over metal front door, ceiling light and electric points.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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