

Lovett & Co.
estate agents



Jackman Road
Fradley



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom detached bungalow situated in popular Fradley village location overlooking the canal to the front.

The property occupies a generous corner plot with front, side and rear gardens, set behind hedged and brick walled borders making it an extremely quiet and secluded setting. There is also a driveway and garage to the rear of the property with gated access into the gardens.

Internally, the property briefly comprises: entrance hall, guest WC, spacious lounge, open plan kitchen-diner, rear conservatory, modern fitted shower room, plus a master and second bedroom.

Other features include: UPVC double glazing and gas central heating 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:

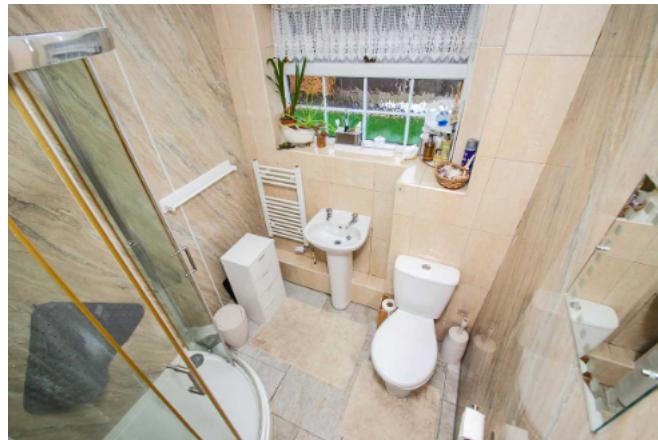
UPVC entrance door, vinyl flooring, ceiling light point, radiator, ample space for coat and shoes, doors to the guest WC and lounge.

LOUNGE:

11' 8" x 18' 4" (3.55m x 5.60m)

Feature fireplace, carpeted flooring, TV aerial & phone sockets, ceiling light points, radiators, bay





window to the front and further door into the kitchen-diner.

KITCHEN-DINER:

10' 0" x 15' 11" (3.05m x 4.84m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and microwave, plus 4 ring induction hob with extractor hood, further integrated dishwasher, space for a fridge-freezer, washing machine and dryer, ample rooms for dining table and chairs, radiator, spot lights, windows to the side, doors to the bedrooms, shower room and French doors to the conservatory.

CONSERVATORY:

9' 2" x 12' 8" (2.80m x 3.85m)
Insulated roof set on a UPVC frame with double glazed windows, vinyl flooring, fitted blinds and French doors into the rear garden.

BEDROOM ONE:

10' 8" x 11' 7" (3.25m x 3.53m)
Built in and fitted wardrobes, carpeted flooring, radiator, ceiling light point and fan, window to rear.

BEDROOM TWO:

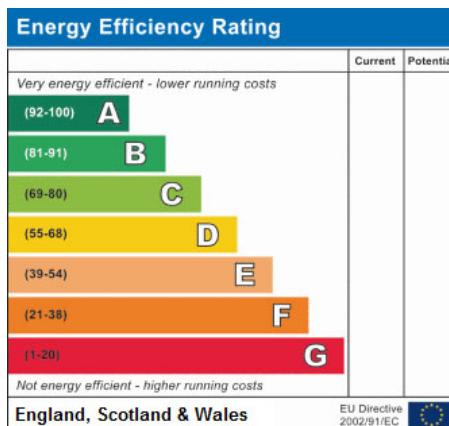
9' 6" x 7' 3" (2.90m x 2.21m)
Carpeted flooring, ceiling light point, radiator, vanity wash and basin, window to the side.

SHOWER ROOM:

Modern suite comprising: walk in shower cubicle, wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling lights, heated towel rail and window to side.

GUEST WC:

Suite comprising: low level WC, wash hand basin,



radiator, light point, window to the side, wall mounted gas combi boiler.

VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.