



Williams Avenue  
Fradley

# Williams Avenue Fradley



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom property situated on a popular modern residential estate in Fradley.

The property has been tastefully decorated throughout and briefly comprises: entrance hallway, guest WC, good sized lounge and open plan kitchen-diner, landing, family bathroom, three bedrooms and an en-suite shower room to the master.

Externally there is a rear driveway plus garage and landscaped private rear garden with lawn and patio area, perfect for entertaining guests and for families and pets to play.

The property benefits from boarded loft space with pull down ladder, UPVC double glazing and gas central heating through out.

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. There is also excellent schooling for primary and nursery aged children plus well established secondary schools in the neighbouring towns and cities, most notably Lichfield.

## RECEPTION HALL:

Front entrance door, laminate flooring, ceiling light point, radiator, doors to w/c and lounge.

## LOUNGE:

3.11m x 5.41m

Feature fireplace, carpeted flooring, coving, ceiling light points, two radiators, stairs to first floor, door to under-stairs storage cupboard, window to front and door to kitchen.

## KITCHEN-DINER:

4.17m x 2.84m

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, space for further appliances, ceiling light points, radiator, dining area, window and patio doors to garden.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access, doors off to three bedrooms and family bathroom

## MASTER BEDROOM:

2.70m x 3.12m

Carpeted flooring, built in wardrobe, ceiling light point, radiator, door to en-suite and window to front.

## EN-SUITE:

White suite comprising: shower cubicle, pedestal wash hand basin, w/c, ceiling light point, tiled walls, tiled effect flooring, radiator and window to front.

## BEDROOM TWO:

2.80m x 3.47m

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





**BEDROOM THREE:**

1.73m x 2.45m

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

**FAMILY BATHROOM:**

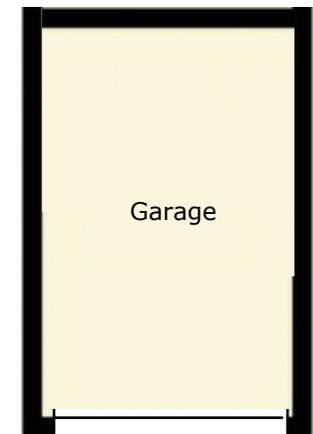
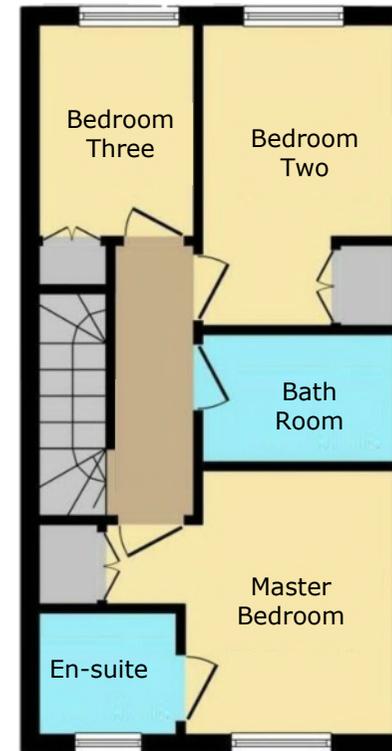
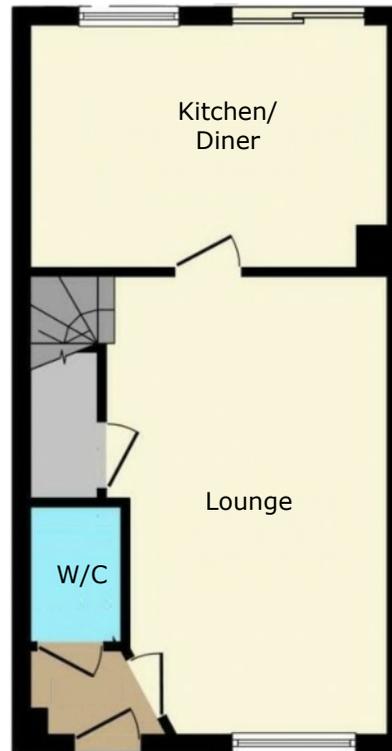
White suite comprising: bath with shower attachment, pedestal wash hand basin, low level W/C, tiled walls, vinyl flooring, ceiling light point, radiator and window to side.

**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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