

Goring Drive

Fradley, Lichfield, WS13 8ZB



Superb contemporary home with Canalside walks close by, boasting an EPC 'B rating' with lovely accommodation including two double bedrooms, bright living room, kitchen diner with French doors to gardens and driveway to side. No upward chain!

£250,000



John German 

Situated in the popular Fradley Manor development built by Barratt Homes in the well sought-after village of Fradley with a Primary School just around the corner, together with Canalside walks close by leading to a popular pub. The house is available with the advantage of no upwards chain, being recently built and ready to move into!

Accommodation

Front entrance door opens into the hallway having staircase rising to the first floor and a door leading through to the light and spacious lounge with window framing views to the front, and a door leading through to the inner hallway giving access to the guest cloakroom having WC and hand wash basin.

Across the rear of the property is the superb kitchen diner, equipped with a range of base and eye level units with work surfaces over, plus integrated appliances to include oven, hob and extractor. There is also space for further appliances, in addition to there being a useful fitted storage cupboard and French doors opening out onto the rear gardens.

To the first floor, the landing with window to side has doors leading off to two well sized double bedrooms, with the master being particularly spacious and having the added benefit of a built-in wardrobe and further storage cupboard. Bedroom two enjoys views across the rear gardens.

The bathroom is well appointed, being fitted with a suite comprising bath with shower over, pedestal wash hand basin and WC.

The gardens themselves are predominantly laid to lawn, together with having a paved area with side entrance via gate. The garden has the benefit of three evergreen ornamental trees. There is an outside tap and electricity sockets.

This home is sold with the remainder of the NHBC warranty.

There is Local Authority support for the permitted development of a garage.

We understand that there will be an estate management fee applicable upon completion of the development.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

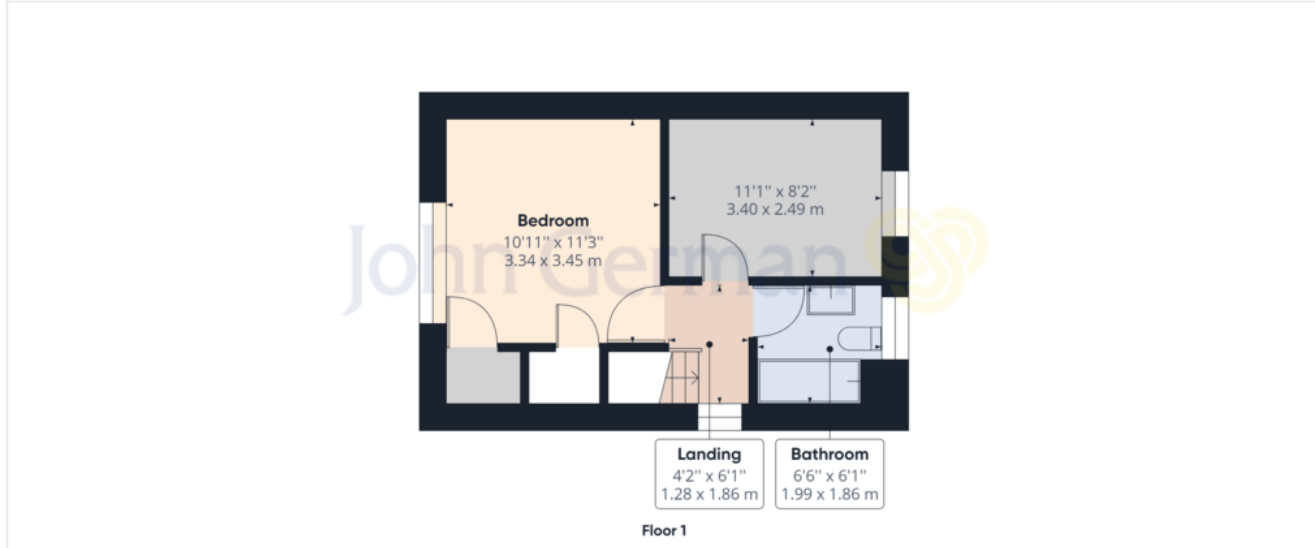
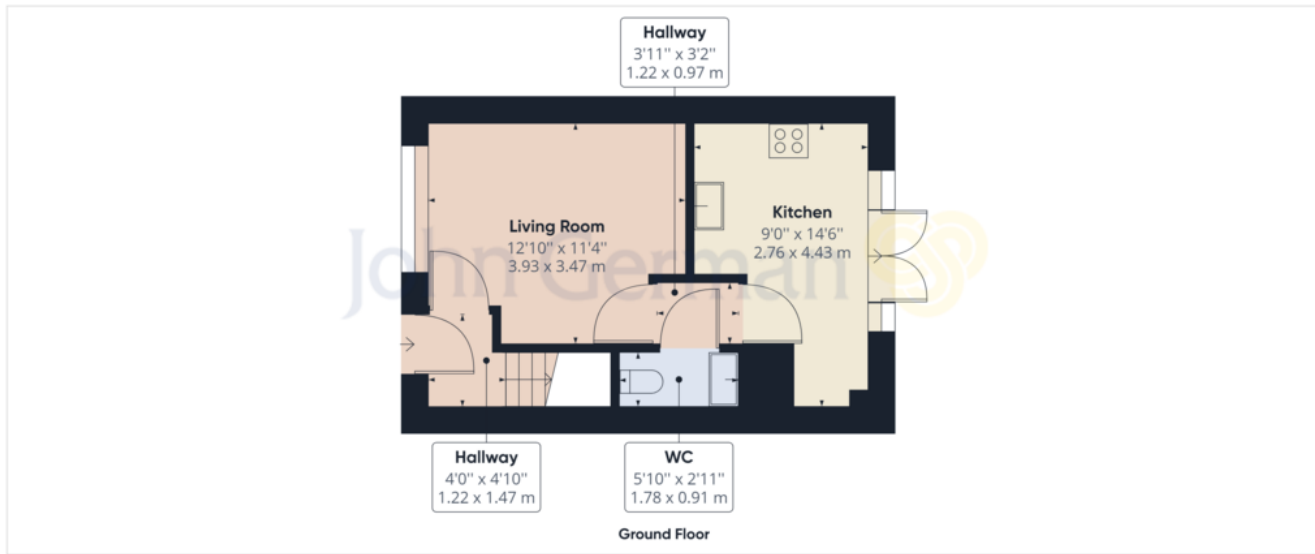
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites:

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12122022

Local Authority/Tax Band: Lichfield District Council / Tax Band C



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Approximate total area⁽¹⁾
612.63 ft²
56.92 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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