



117 Worthington Road, Fradley
Staffordshire WS13 8PG

Downes & Daughters
ESTATE AGENCY

117 Worthington Road, Fradley
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£225,000

A rare opportunity to purchase a three bedroom detached family home within this price bracket, attractively priced for a quick sale. Situated on a corner plot in the popular village of Fradley and offering flexible family accommodation over two floors.

The ground floor offers an entrance hallway, living room, rear hallway, cloakroom, dining room, conservatory and kitchen.

The first floor boasts three bedrooms and two bathrooms.

Externally there is a private block paved driveway and garden to the fore, single integral garage and a walled lawned garden to the rear.





GROUND FLOOR

Entrance Hallway

Accessed via UPVC front door with inset double glazed panels and having laminate flooring, ceiling light point, stairs rising to the first floor, central heating radiator and door opening to:

Living Room

There is a UPVC double glazed window to the front aspect, central coal effect gas fire with marble surround and hearth and wooden mantle. There is a continuation of the laminate flooring, ceiling light point, recessed display alcoves with low voltage lighting, understairs storage cupboard. Door to:

Rear Hallway

This has a continuation of the flooring and access to downstairs cloakroom.

Cloakroom

A suite comprising low level flush WC, wall mounted hand basin and tiled splashbacks. There is an opaque double glazed window to the rear aspect, ceramic tiled floor, central heating radiator and a ceiling light point.

Dining Room

The dining room has a continuation of the laminate flooring, UPVC double glazed sliding patio doors leading through to the conservatory, central heating radiator and ceiling light point.

Conservatory

The conservatory itself is of a good size allowing both dining and comfortable seating. It is of UPVC double glazed construction with french doors opening to the rear garden, exposed brick wall to the side, ceramic tiled floor, ceiling light point with colonial style fan attachment.

Kitchen

There is a selection of wall and floor units with roll top work surface incorporating a single bowl sink and drainer unit and space for freestanding cooker with extractor over, washing machine and fridge freezer. There is a UPVC double glazed window to the rear aspect and UPVC double glazed opaque door leading on to the rear garden, ceiling light point, vinyl flooring, tiled splashbacks, central heating radiator and a door to the garage.

FIRST FLOOR

Landing

There is loft access from the landing, ceiling light point, airing cupboard housing the hot water cylinder. Doors opening to;

Bedroom One

A wonderfully bright room with UPVC double glazed window to the front aspect, two built in wardrobes, ceiling light point, central heating radiator and door opening to:

En Suite

A large en suite with a white suite comprising shower cubicle with glazed door, pedestal wash basin and low level flush WC. There is an opaque UPVC double glazed window to the rear aspect, tiled walls to mid height, vinyl flooring, central heating radiator and a ceiling light point and shaver socket.

Bedroom Two

UPVC double glazed window to the front aspect, ceiling light point, central heating radiator.

Bedroom Three

UPVC double glazed window to the rear aspect, ceiling light point, central heating radiator.

Bathroom

The bathroom has a white suite comprising panelled bath with mixed tap and shower attachment, pedestal wash basin and a low level flush WC. There is an opaque UPVC double glazed window to the rear aspect, tiled walls to mid height, vinyl flooring, central heating radiator, ceiling light point and an extractor fan.

OUTSIDE

Fore

Block paved driveway for two cars, lawn and a selection of established trees and shrubs.

Garage

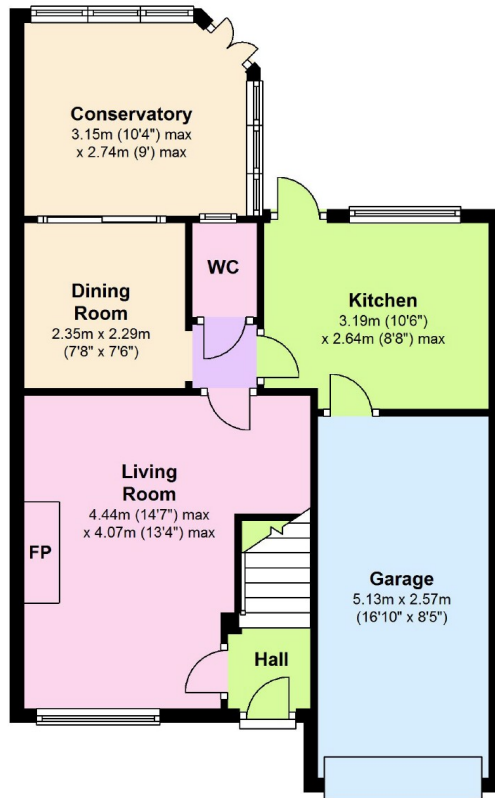
Having an up and over door to the front aspect, power, lighting and personnel door leading to the kitchen.

Rear

A wonderfully private garden with a shaped central lawn with herbaceous border offering a selection of mature trees, shrubs and flowering plants with block paved patio seating areas and pathway, decorative seating arbour with raised deck, boundaries are partially walled and fenced and there is an external cold water tap and lighting.

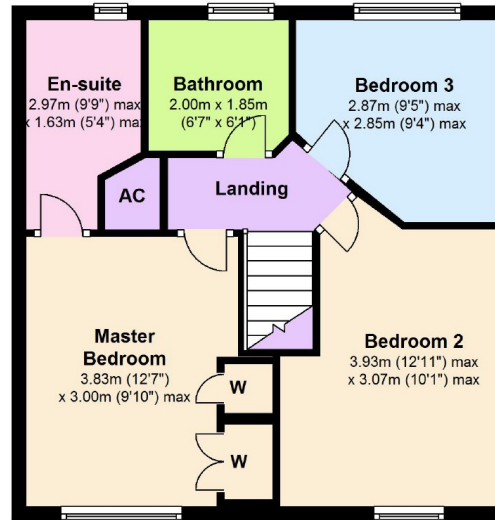
Ground Floor

Approx. 57.4 sq. metres (617.8 sq. feet)



First Floor

Approx. 45.6 sq. metres (491.3 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, doors, windows and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

117, Worthington Road, Fradley, Lichfield

EPC Rating
Current: 0 Potential: 0

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