



33 Jackman Road, Fradley
Lichfield WS13 8PF

Downes & Daughters
ESTATE AGENCY

33 Jackman Road, Fradley
Lichfield WS13 8PF
£325,000

Downes & Daughters is delighted to offer for sale a detached three bedroom bungalow, with no onward chain, facing the Coventry Canal which offers attractive walks to all the amenities at Fradley junction. The accommodation has been updated and provides flexible accommodation over just a single floor and currently comprises: Entrance hallway, guest cloakroom, living and dining room, modern kitchen with door to driveway, internal hallway with airing cupboard, three bedrooms, shower room, sun room and a spacious utility room. Externally the impressive frontage boasts a manicured lawn and private driveway parking for a number of cars, a single integral garage with electric roller door and a beautifully presented, west facing, lawned rear garden.

Viewing is essential to appreciate the charming nature and design of this home in addition to the impressive plot on which it sits and its attractive canal side setting.

INTERNAL ACCOMMODATION

Entrance Hallway • Guest Cloakroom • Living & Dining Room • Kitchen With Door To Driveway • Inner Hallway With Storage Cupboard • Shower Room • Bedroom One With Fitted Wardrobes • Bedroom Two • Bedroom Three (internal window to garage) • Sun Room • Spacious Utility With Door To Garage

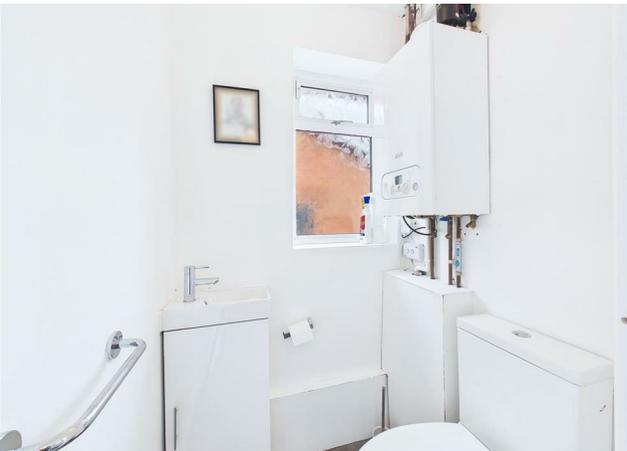
OUTSIDE

Impressive Frontage • Manicured Lawned Front Garden With Neat Border • Private Driveway For A Number Of Cars • Single Integral Garage With Electric Roller Door • West Facing Lawned Rear Garden With Patio • Greenhouse & Storage Shed

FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating D • Upvc Double Glazing • Gas Central Heating • All Mains Services







Ground Floor
Approx. 96.1 sq. metres (1034.1 sq. feet)



Total area: approx. 96.1 sq. metres (1034.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



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