9 Shaw Drive, Fradley

Lichfield WS13 8TP

Downes & Daughters
ESTATE AGENCY

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£300,000

Downes & Daughters is delighted to offer for sale this exceptional three bedroom terrace home in a cul de sac Location, offered for sale with no onward chain and presented in a flawless contemporary style benefitting from an impressive kitchen extension to the rear and a host of recent upgrades by the current owners. Occupying an easily accessible position within Fradley South, renowned for its attractive mix of dwellings, on the rural fringe of this popular Staffordshire village, with a range of amenities and shops and canal walks to Fradley Junction on your doorstep. This stylish home blends contemporary design with some more traditional twists and the internal accommodation comprises: An entrance hallway with guest cloakroom gives access to the charming living room and a striking kitchen diner and family space, flooded with natural light, with bi-fold access to the rear garden. The first floor is equally impressive with a landing with pull down ladder to a part boarded loft, principal bedroom with built in wardrobe and an en suite shower room, two further bedrooms also with built in wardrobes and a family bathroom. The outside of the property has a lawned front garden, private driveway parking and single garage to the rear and a wonderfully private lawned rear garden with patio seating area and established borders. Further benefits include new windows in 2024 and a new boiler and central heating system in 2020.

Viewing is essential to appreciate the flawless contemporary presentation of this delightful home and its easily accessible position within the estate.

GROUND FLOOR
Entrance Hallway • Living Room • Showpiece Extended Kitchen Diner & Family Room With Bi-Fold Doors To Rear Garden

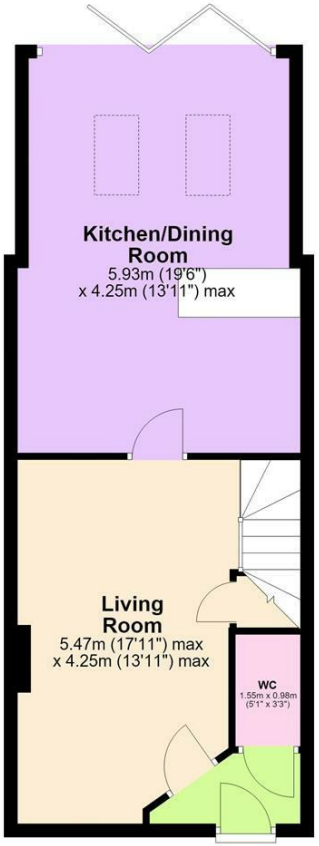
FIRST FLOOR
Landing With Pull Down Folding Timber Ladder To Loft Space (part boarded) • Principal Bedroom With Built In Wardrobe • En Suite Shower Room • Bedroom Two With Built In Wardrobe • Bedroom Three With Built In Wardrobe • Family Bathroom

OUTSIDE
Lawned Front Garden • Lawned Rear Garden With Patio Seating Area • Established Borders & Timber Storage Shed • Door To... • Single Garage • Private Driveway Parking To Rear

FURTHER INFORMATION
No Onward Chain • Freehold (TBC By Solicitor) • Energy Rating C • Council Tax Band B • Upvc Double Glazing Installed In 2024 • Plantation Shutters To Front Facing Windows • All Mains Services • New Boiler & Central Heating System In 2020

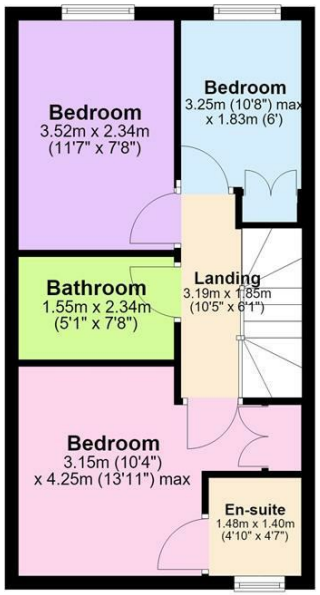
Ground Floor

Approx. 47.8 sq. metres (514.8 sq. feet)



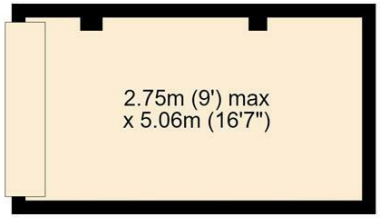
First Floor

Approx. 36.0 sq. metres (387.1 sq. feet)

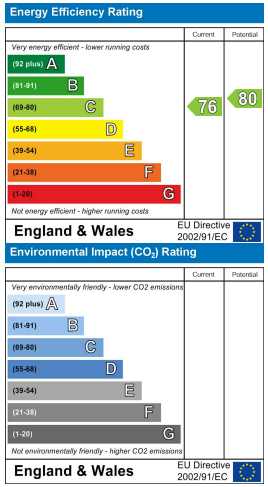


Garage

Approx. 13.9 sq. metres (149.8 sq. feet)



Total area: approx. 97.7 sq. metres (1051.7 sq. feet)



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