

Your local property experts



14 Walker Drive, Lichfield, WS13 8XX
Offers In The Region Of £295,000



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Sales : 01889 577 731
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

**** VIRTUAL VIEWING TOUR **** JR Properties are pleased to offer for sale this modern and extremely well presented end terraced family home located in the highly sought after village of Fradley just a short drive to Lichfield City. The property is situated on the popular Sheasby Park development recently built by Bellway Homes, and offers a superb range of amenities and a recently constructed nursery & primary school all within walking distance. Also benefitting from 9years NHBC warranty.

The accommodation offers; entrance hall, guest wc, spacious family lounge, fully fitted kitchen diner with integrated appliances, three lovely sized bedrooms, ensuite to master bedroom and family bathroom.

Externally, the rear garden has lawn, raised display border, paved patio areas and gated sized access to the front. There are two parking spaces at the front of the property and is attractively positioned overlooking public open space.



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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current: 84, Potential: 97
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current: 97, Potential: 97
(91-91) A	
(81-90) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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