



### 3 bed detached house to buy in

Worthington Road, Lichfield, Staffordshire,  
WS13 8PG

**£295,000** Starting Bid

 x 3  x 2  x 1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Detached family home
- ✓ Separate living room
- ✓ Garage + large driveway
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Situated within the popular village of Fradley, this substantial extended three-bedroom detached home offers generous living space, excellent practicality and fantastic potential for family living.

Internally, the ground floor has been thoughtfully extended to create a superb open-plan kitchen and dining area, forming the heart of the home and offering an ideal space for both entertaining and everyday family life. In addition, there is a separate living room, providing a more private and comfortable reception space.

Further ground floor benefits include a utility room, convenient W/C, integrated garage, and a large driveway providing ample off-road parking.

Upstairs, the property offers three genuine double bedrooms, all benefiting from excellent built-in storage. The principal bedroom further benefits from its own en-suite bathroom, while a separate family bathroom serves the remaining bedrooms.

Externally, the property occupies a well-established position within Fradley, offering excellent access to nearby amenities, schools, transport links and countryside surroundings.

This is a fantastic opportunity to acquire a spacious detached family home with excellent long-term potential within a highly regarded village setting.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £295,000

Property Type: Detached House

Parking: Driveway & Garage

Year built: 1974

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

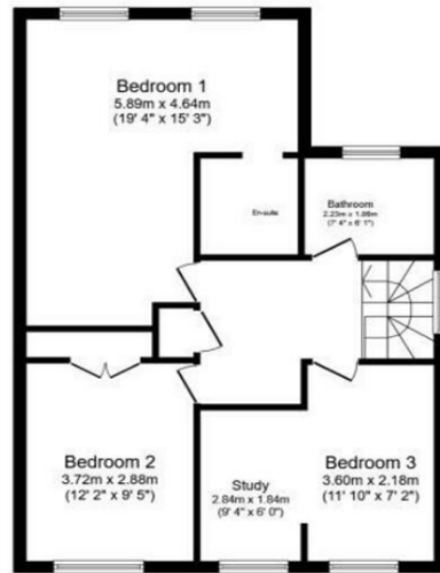
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



**Ground Floor**



**First Floor**

Total floor area 143.0 m<sup>2</sup> (1,539 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

| Energy Efficiency Rating                           |         |                         |
|--|---------|-------------------------|
|  | Current | Potential               |
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (92-100) <b>A</b>                                  |         |                         |
| (81-91) <b>B</b>                                   |         |                         |
| (69-80) <b>C</b>                                   |         | 76                      |
| (55-68) <b>D</b>                                   | 65      |                         |
| (39-54) <b>E</b>                                   |         |                         |
| (21-38) <b>F</b>                                   |         |                         |
| (1-20) <b>G</b>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC |

Worthington Road, Lichfield, Staffordshire, WS13 8PG

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