

# 193 Worthington Road Fradley



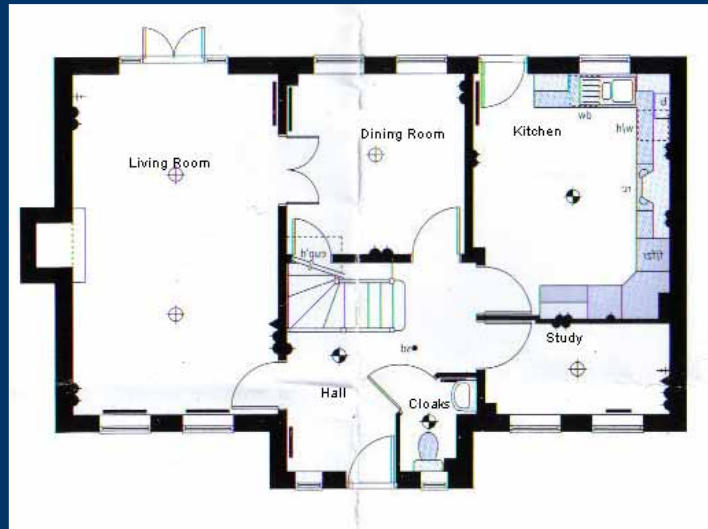
A most impressive 6 bedroom,  
3 storey freehold detached family home  
on a popular development location  
in Fradley Village

£ 450,000



# 193 Worthington Road

## Ground Floor Plan



**RECEPTION HALL** with a double radiator, heating thermostat, modern oak effect flooring, stairs to first and second floor and doors to lounge, kitchen, study and cloakroom..

**FITTED CLOAKROOM** with modern oak effect flooring, white suite comprising a pedestal washbasin, w.c., Mosaic tiling and radiator.

**STUDY** 10'9" x 5'6" with modern oak effect flooring and radiator.

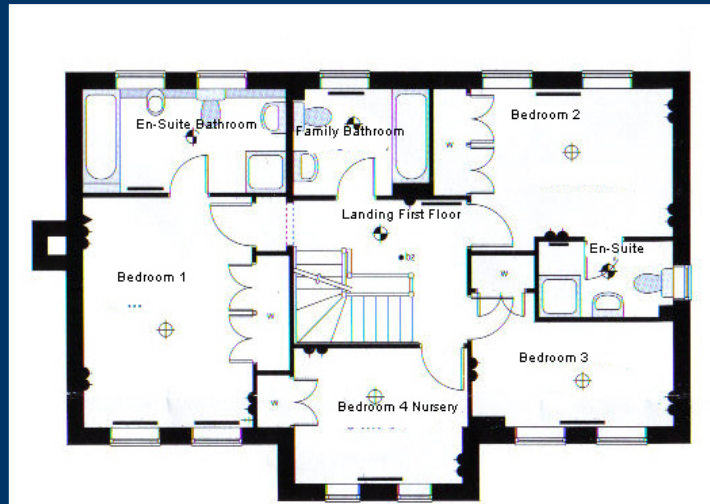
**IMPRESSIVE THROUGH LOUNGE** 20' X 12'  
Featuring marble fireplace with gas coal fire, two radiators, coved ceiling, double doors to rear patio and garden.

**SEPARATE DINING ROOM** 10'6" X 10'6"  
With double radiator, coved ceiling, under stairs storage cupboard.

**BREAKFAST KITCHEN** having a comprehensive range of units including a stainless steel sink with vegetable drainer and mixer tap, fitted base cupboards and drawers, matching wall cupboards, space for large range /oven, built in dishwasher and washing machine, fridge freezer and microwave. 'porcelinosa' tiled floor, ample space for table and chairs, radiator and barn door to rear patio and garden.

# 193 Worthington Road

## 1st Floor Plan



**LANDING** *having stairs to second floor and doors to:*

**MASTER BEDROOM** 13'6 X 10'  
*having two built-in fitted wardrobes by 'Hammonds', two radiators and door to en-suite bathroom.*

**EN-SUITE BATHROOM** 12' X 6'  
*Having a white suite comprising panelled bath with mixer tap, bidet, w.c., pedestal wash basin, shower cubicle, double radiator and full height wall tiling.*

**BEDROOM TWO** 11'9" X 8'9"  
*Having two built-in fitted double wardrobes by 'Hammonds', radiator and door to en-suite shower room*

**EN-SUITE SHOWER ROOM** *having a shower cubicle, pedestal wash basin, w.c., radiator and full height wall tiling.*

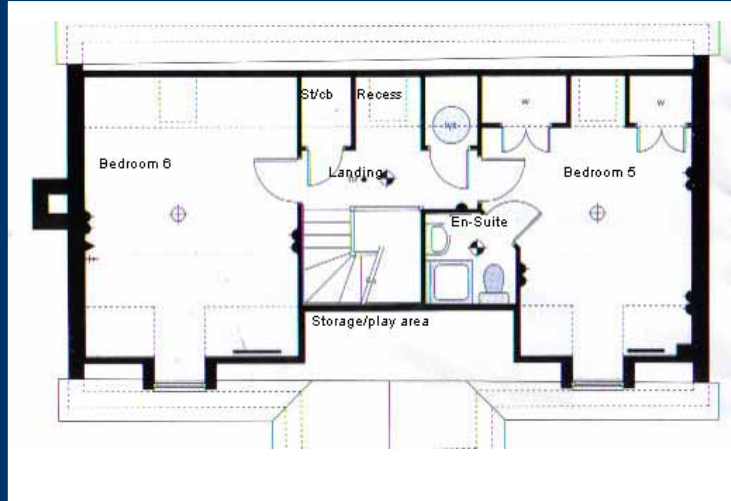
**BEDROOM THREE** 12' X 6'3"  
*Having a built-in fitted wardrobe and radiator.*

**BEDROOM FOUR** 10'3" X 8'  
*Having a built-in fitted wardrobe and radiator.*

**FAMILY BATHROOM** 8' X 6'  
*Having a white suite comprising a panelled bath with mixer tap, pedestal wash basin, w.c., double radiator and full height wall tiling*

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## 2<sup>nd</sup> Floor Plan



**LANDING** having a built-in storage cupboard, boiler cupboard and recess with 'Velux' window.

**BEDROOM FIVE** 17' X 9'9"  
Having two built-in fitted wardrobes by 'Hammonds', radiator, recess with 'Velux' window and door to en-suite shower room.

**EN-SUITE SHOWER ROOM** having a shower Cubicle, pedestal wash basin, w.c., radiator, extractor fan and full height wall tiling.

**BEDROOM SIX** 15'6" X 12'3"  
Having a radiator and 'Velux' window.

### **OUTSIDE**

**TWO CAR TANDEM GARAGE** 31'9" X 9"  
Having an up and over garage door, loft storage area, power, lighting and a half glazed door to rear garden.

**GOOD SIZED SOUTH FACING GARDEN**  
Having a wide paved patio, large square lawn, border beds, boundary fencing and gate to side.

### **GENERAL INFORMATION**

**FIXTURES AND FITTINGS** The carpets, curtains, light fittings and kitchen range/oven are **not** included in the asking price but are available by way of separate negotiation.

**COUNCIL TAX** band 'F'

## CONTACT INFORMATION

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