

# Godfrey Drive

Fradley, Lichfield, WS13 8TJ

John German





# Godfrey Drive

Fradley, Lichfield, WS13 8TJ

£499,500

NO UPWARD CHAIN

Prepare to be wowed with this fantastic showhome standard, high specification detached house tucked away in the corner of a lovely cul de sac.



Located within a few minutes' walk of Fradley village shops and amenities together with those lovely canalside walks, Godfrey Drive is a very small cul de sac of detached houses built by Cala Homes. Our property is a well-planned and generously sized four bedroomed house presented to the highest standard by our vendors, including a high end level of specification.

A new poly carbonate front door leads you into a welcoming reception hall with Porcelanosa slate tiled floor, stair to first floor, coved ceiling, a cloaks storage cupboard and radiator covers to the majority of rooms. Leading off the hall is a luxury refitted guest cloakroom with marble under heated tiled floor and a matching marble topped vanity unit and low level WC.

Positioned at the front of the property is a good sized separate reception room or study with polished Porcelanosa tiled floor and access to its own loft space above.

The main reception room is a delightful through lounge of almost 8m in length, most elegantly presented and having a feature Minster style fireplace with gas coals fire and double doors that lead into the garden.

Topping the list of standout features is the superb open plan dining kitchen with its travertine tiled floor, luxury marble topped centre island and units in a cream panel front and with an abundant range of appliances including two Lamona ovens, microwave oven, induction hob, two dishwashers, full sized fridge and freezer, waste disposal organiser, inset Belfast style one and a half sink unit and even a window seat and double doors leading to the garden.

Also leading off the dining kitchen is a fitted utility room with worktops, storage cupboards and space for two washing machines and a tumble dryer.

An excellent sized uPVC double glazed conservatory leads also off the kitchen and has a Travertine tiled floor, beautiful garden views and two garden access doors.

An elegant gallery first floor landing has a front facing window, a built-in linen cupboard, loft access and a beautiful fully fitted dressing room leading off with a floor to ceiling range of built in wardrobes.

The master bedroom like all rooms is of good double size and has a front aspect window and sitting area plus a built-in cupboard. A luxury refitted en suite leads off that includes Porcelanosa marbled walls and floor with under heating, a spacious walk-in showering area with glass screen and dual thermostatically controlled shower heads, marble topped vanity unit upon a carved base and chrome ladder radiator.

Bedrooms two, three and four are all excellent double rooms with a rear garden outlook and a range of sliding mirror fronted wardrobes with bedroom two also including a built in dressing table.

The family shower room is a further high end re-appointed room with an identical suite and marble tiling to the en suite as previously detailed.

Outside, driveway parking for a number of cars leads to the double garage with two electric roller shutter type doors, a side personal door, electric light and power. Gated side access leads to the rear garden, just like the house it has been subject to much thought, care and attention to create a private green garden with many evergreen shrubs and hedging plants together with an interesting range of herbaceous and perennials, and various patio and decked areas are within different sections of the garden.

**Note:** The property is positioned at the end of a private driveway.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/21062021

**Local Authority/Tax Band:** Lichfield District Council / Tax Band F





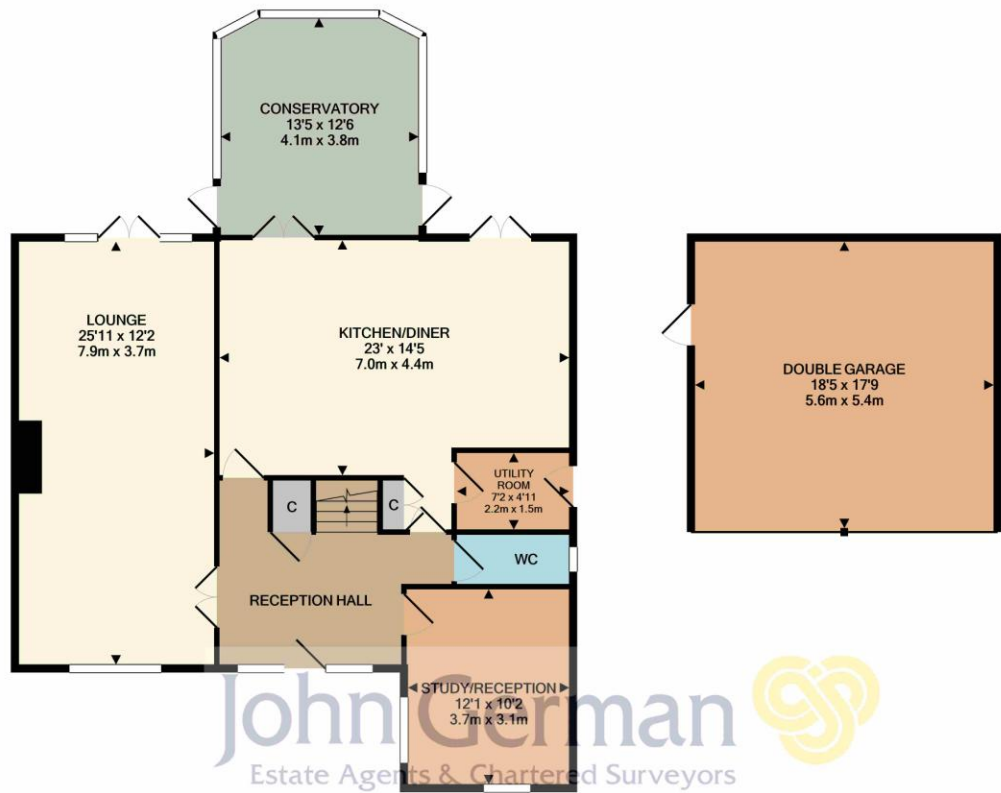












**John German**  
 Estate Agents & Chartered Surveyors

GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	76   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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