

# Barlow Drive

Fradley, Lichfield, WS13 8TL

John German





# Barlow Drive

Fradley, Lichfield, WS13 8TL

## Offers Over £425,000

**John German are delighted to offer this beautifully appointed, five bedroomed, detached family home in the popular village of Fradley.**

This attractive, detached family home is situated in the popular village of Fradley which is well placed for canal side walks with Fradley canal side Café positioned at the junction of the Trent and Mersey/Coventry canals. From here, you can take a stroll into the nearby neighbouring village of Alrewas, home to the National Memorial Arboretum and a range of village shops.

Fradley is home to its own Co-Operative supermarket, Post office, Village Hall, Church and Go Karting circuit. For families, this property falls within the catchment area for St. Stevens Primary School in the village itself, which then leads onto the Friary Secondary School in the nearby Cathedral city of Lichfield. This village is an ideal spot for commuters with its close proximity to the A38 and nearby road links include the M6 toll and there are a choice of train stations in both Burton-on-Trent and Lichfield offering regular services to destinations such as London, Birmingham and much more.

The property offers spacious living accommodation set over three floors with the ground floor comprising of entrance door into hallway with doors off leading to the ground floor shower room, breakfast kitchen, lounge, dining room and a storage cupboard.

Beginning in the lounge, there are uPVC double glazed French doors leading out to the garden, carpeted flooring, feature fireplace with fitted gas fire, two ceiling light points and double doors leading into the dining room with carpeted flooring, a uPVC double glazed window to the front aspect, and a door leading back into the hall.

The ground floor shower room comprises of double shower cubicle with mains shower, low level WC, wash hand basin, part-tiled walls and a uPVC double glazed window to the front aspect.

Completing the ground floor accommodation is the beautifully appointed breakfast kitchen with a breakfast bar area and an extensive range of matching wall and base units with granite worktops, Belfast sink, integrated appliances including double oven and microwave, Cook & Lewis induction hob with extractor over, Smeg dishwasher and a Beko American-Style fridge-freezer.

On the first floor, you have the spacious master bedroom with built-in wardrobes, two uPVC double glazed windows to the front aspect, carpeted flooring and a door leading into the en-suite shower room which comprises of double width shower cubicle, low level WC, wash hand basin and a uPVC double glazed window to the front aspect.

There are two further good sized double bedrooms, both having carpeted flooring, built-in wardrobes and windows overlooking the rear garden. The family bathroom is fitted with a white three piece suite comprising bath, low level WC, wash hand basin and a glazed window to the front aspect.

Stairs then rise to the second floor landing which is a light and inviting space with Velux skylight and doors leading to bed room five, which is a further double bedroom having two Velux skylights to the rear, a window to the side aspect and carpeted flooring. Last but not least is bedroom two, a spacious double room enjoying built-in wardrobes, Velux skylight and an en-suite shower room comprising of low level WC, wash hand basin, double shower cubicle and storage cupboard.

Outside to the front of the property, there is a tarmac driveway leading to the detached double garage with electric up and over door, and a paved pathway leading to the side gate which provides access into the fully enclosed rear garden, having a patio seating area and lawned areas.

Agents Notes: Photographs were taken in 2020 prior to the previous tenant living in the property.

**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)

<https://www.lichfielddc.gov.uk/homepage/67/planning>

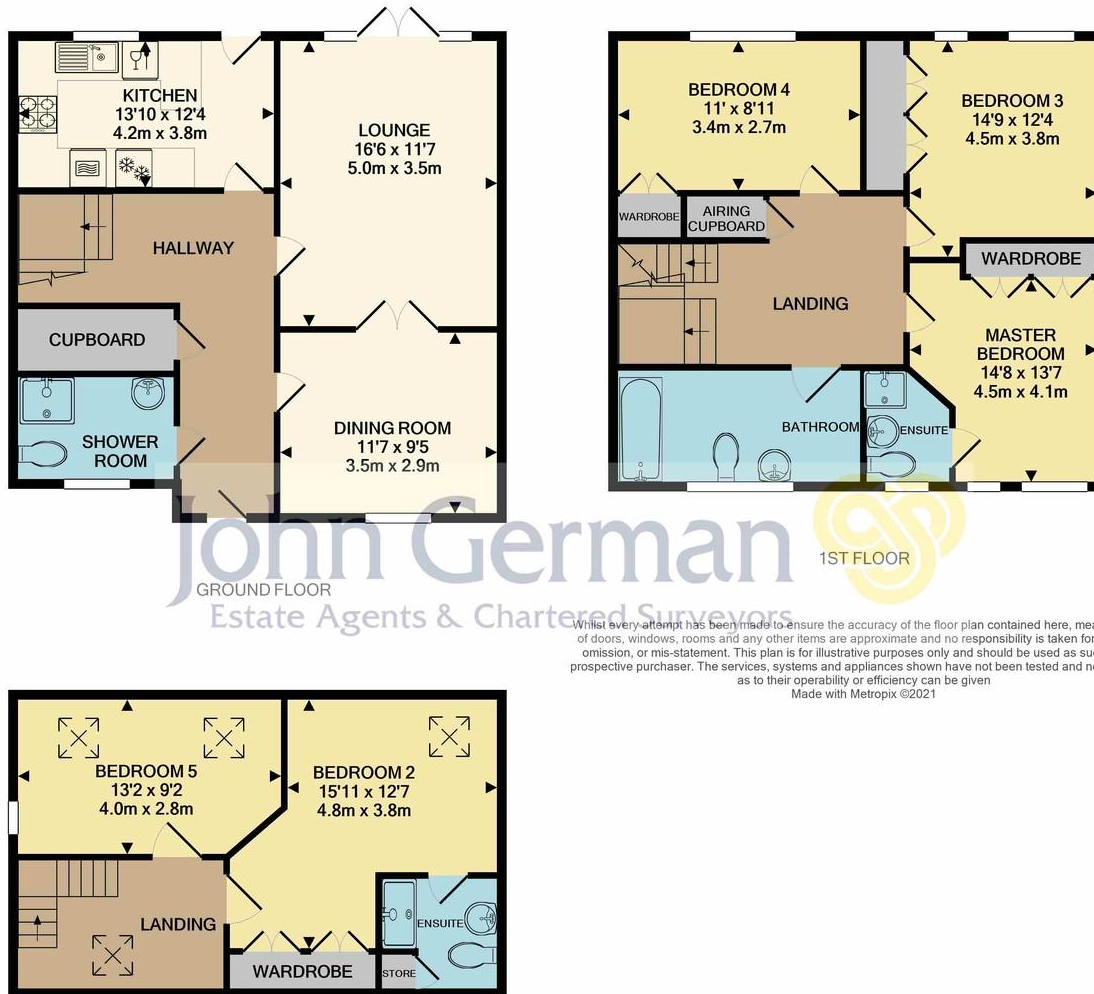
**Our Ref:** JGA/12082021

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









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.  
Made with Metropix ©2021

## Agents' Notes

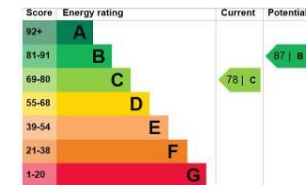
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



John German

29 Bore Street, Lichfield, Staffordshire, WS13 6LZ

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

