

Sharpe Close

Fradley, Lichfield, WS13 8XB

John German





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£530,000



A cleverly designed five bedroom, three storey detached house by Bellway Homes, less than 2 years old that occupies a choice position on the edge of this sought-after development.

Offering a stylish architectural appearance, a well-designed family sized interior, an excellent standard of fittings and presentation, an edge of development position with semi-open green and canal side aspect to the front and a delightful nature pool and walks within a few hundred yards. This property has a lot to offer!

Step through the storm canopied main entrance door into a central reception hall with staircase to the first floor, ceramic tiled floor, under stairs storage cupboard and a two-piece fitted guest's cloakroom.

Leading off the hall is a generously sized family lounge with three windows and ceramic tiled flooring.

The heart of this property is undoubtedly the dining kitchen with its full range of high gloss contemporary base, wall and drawer units, centre island, worktops and upstand, integrated double oven and combi microwave oven, gas hob, extractor hood, fridge/freezer and dishwasher. There are views of and French window access to the rear garden, ceramic tiled flooring and there is also a fitted utility room with matching fittings, two appliance spaces, ceramic tiled flooring, a wall mounted gas central heating boiler and an outer door.

On the first floor an attractive landing gives access to four bedrooms and the family bathroom. Three of the rooms on this level are obvious double rooms and bedroom four would make an ideal single room or maybe study. There is a three-piece fitted and part tiled en suite shower room with heated towel rail to bedroom two and next door to this is the main family bathroom with bath, shower, wash hand basin, WC, heated towel rail and partial tiling.

The master bedroom suite occupies the whole of the second floor offering a generous bedroom space with skylights and gable window together with a walk-in fitted dressing area which in turn leads to a large en suite bathroom with partial tiling, heated towel rail, bath, walk-in shower, wash hand basin and low level WC.

Outside a detached double garage has two up and over doors, side personal door, light and power. Driveway providing ample parking in front of the garage.

There are neat lawned front and side gardens with planted hedging. The rear garden is south west facing, has a large sun trap porcelain tiled patio area and pathway, established lawn and gated side entrance.

Note: An annual green spaces estate charge will be payable, we await confirmation of the amount.

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

www.lichfielddc.gov.uk

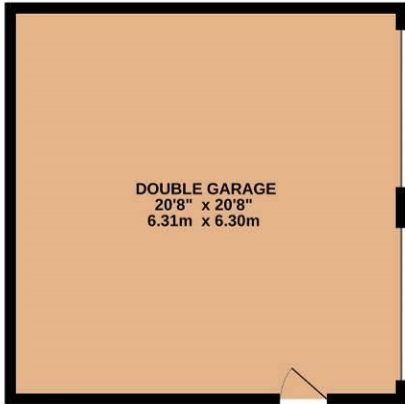
Our Ref: JGA/16122022

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

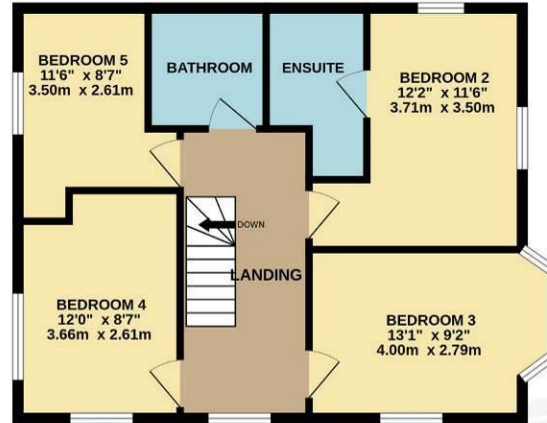




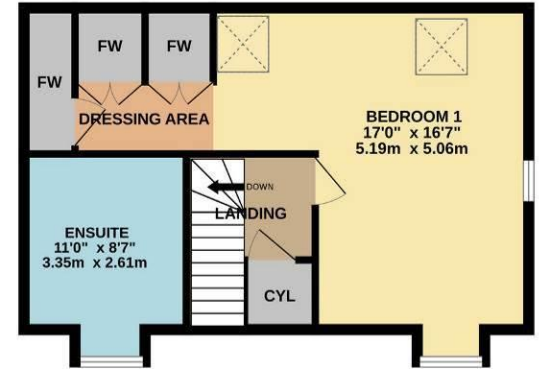
GROUND FLOOR



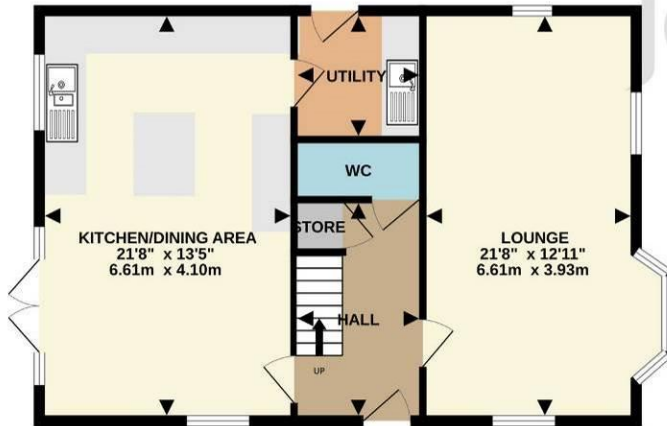
1ST FLOOR



2ND FLOOR



John German
Estate Agents & Chartered Surveyors



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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