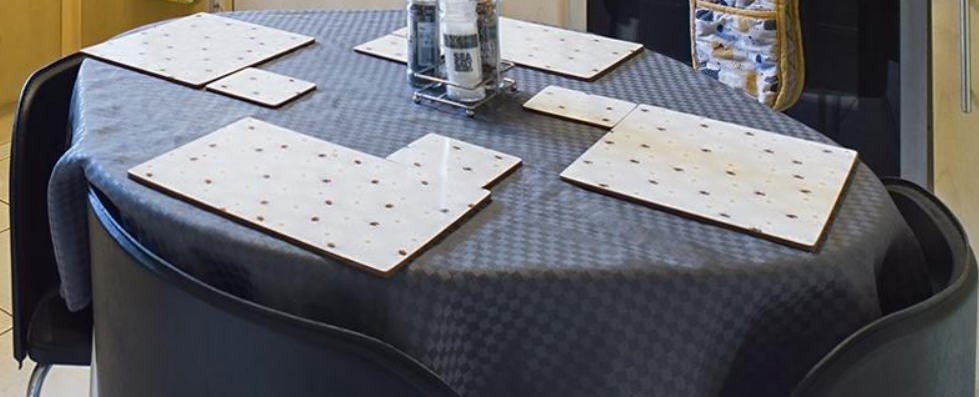


# Rumbold Avenue

Fradley, Lichfield, WS13 8SJ

John  
German





# Rumbold Avenue

Fradley, Lichfield, WS13 8SJ

£450,000

An executive five bedroom detached family home with double garage situated within the popular village of Fradley.



This five bedroom executive style detached family home is situated in the sought-after village of Fradley that enjoys canalside walks where Fradley canalside café is located at the junction of the Trent & Mersey and Coventry canals. A stroll down the canal takes you to the neighbouring village of Alrewas, home to The National Memorial Arboretum. Other amenities in Fradley include a Co-Op supermarket, church, village hall, a go karting circuit and St. Stephen's Primary School. For secondary pupils, the property lies in the catchment area for Friary High School in the nearby Cathedral City of Lichfield. The village is also excellently placed for nearby commuter links including the A38 and M6 providing access into the motorway network. Nearby train stations can be found in Burton on Trent and Lichfield offering services to London, Birmingham and many more. The nearby Cathedral city of Lichfield enjoys a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more destinations.

The spacious and versatile accommodation is spread over three floors, we begin in the reception hall that has a useful under stairs storage cupboard, carpeted stairs rising to the first floor, laminate wooden effect flooring and doors leading off to the ground floor rooms including the guest's WC/cloakroom.

The spacious living room has laminate wooden effect flooring, both wall and ceiling light points, uPVC double glazed window to the front aspect and glazed sliding doors to the rear of the room open out onto the patio seating area. The second reception room, currently used as a dining room offers a fantastic versatile space that could be utilised as a playroom, study or snug. It has laminate wooden effect flooring, a ceiling light point and a uPVC double glazed window to the front aspect.

The kitchen is fitted with a comprehensive range of matching wall and base units with laminate worksurfaces over, tiled splashbacks and a range of built-in appliances. There are ceiling spotlights, tiled flooring, uPVC double glazed window to the rear aspect and a door leading into the separate utility room.

On the first floor are three generously sized bedrooms, bedroom two has 'Jack and Jill' access to the newly fitted bathroom.

The master bedroom benefits from its own dressing area with a range of fitted wardrobes and a refitted en-suite shower room.

On the second floor is a spacious landing area with doors off to two further bedrooms and a shower room.

To the front of the property is a private block paved driveway providing parking for several cars leading to the detached double garage with a delightful green area to the front of the property.

The attractive enclosed rear garden is predominantly laid to lawn with a brick walled border and paved patio.

**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)

**Our Ref:** JGA/29052023

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





**Approximate total area<sup>(1)</sup>**

2002.59 ft<sup>2</sup>

186.05 m<sup>2</sup>

**Reduced headroom**

77.82 ft<sup>2</sup>

7.23 m<sup>2</sup>

(1) Excluding balconies and terraces

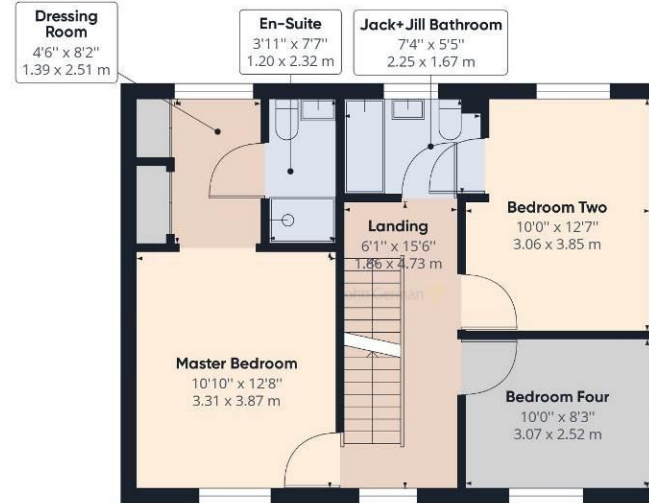
 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**



**Ground Floor** Building 1



**Floor 1** Building 1



**Floor 2** Building 1



**Ground Floor** Building 2



## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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