



A wonderful family home situated in old Fradley village with views over fields together with a large drive and good size rear garden. Accommodation includes two reception rooms, kitchen, large utility, four bedrooms, family bathroom and good sized garage.

Offers in excess of £325,000

Situated in Fradley on the old side of the village, a lovely location just a few minutes drive away from the cathedral city of Lichfield with countryside and canal side walks on your doorstep, together with St Stephens Primary School. This property certainly offers a superb family home.

Sat behind a large expanse of block paved driveway providing plenty of off road parking and low maintenance front garden with artificial lawn and gravelled borders. The front entrance door opens into the hallway with staircase off to first floor and with doors leading off.

There is a good sized lounge with fire surround providing the focal point and window framing views to front. An archway opens into the separate dining room with patio doors out to rear and door leading onto a smart fitted kitchen.

The kitchen is fitted with a range of base and eye level units with worksurfaces over and with window framing views across the rear garden. Off the kitchen is a large utility room, offering plenty of extra space for appliances with fitted storage cupboards and with window and door opening out to the rear garden. The utility room also has a useful internal door into the good size garage which has an up and over front entrance door.

Completing the ground floor accommodation is the guest WC/cloakroom to front with WC, wash basin and space to hang coats.

To the first floor, the landing has window to side and doors leading off to four bedrooms. All bedrooms share a family bathroom with a suite comprising shower cubicle, pedestal wash hand basin and WC.

Outside, as previously mentioned, the property has a large rear garden backing onto fields with a generously sized patio, lawns and side entrance via gate.

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

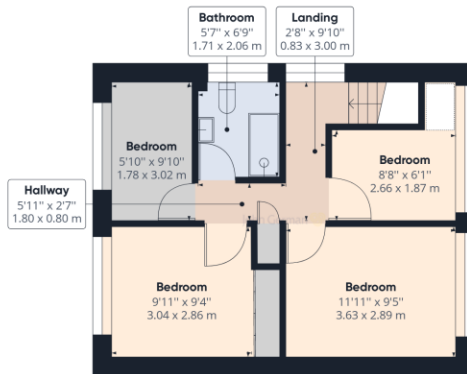
www.lichfielddc.gov.uk

Our Ref: JGA/16052023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾
1262.56 ft²
117.30 m²

(1) Excluding balconies and terraces

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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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.

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.

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