

# Long Lane

Fradley, Lichfield, WS13 8NS



A particularly attractive four bedroom, spacious and traditional semi detached house situated within the sought after and most established area of Fradley village.

£350,000 (Offers In Region Of)

John German 

An enclosed porch opens to a reception hall which has stained and leaded lights either side of the front door. Stairs rise to the first floor landing and doors lead to a particularly well proportioned dining room having a front facing bay window which has a cast burner (we cannot confirm if this is in working order) and an elegant and extended lounge which has dual aspect and has the benefit of a gas fire (we cannot confirm this is in working order).

The kitchen has a range of units with contrasting work surfaces, stainless steel sink and drainer, gas hob, double oven and also a cast burner (we cannot confirm that these are in working condition). There is a very spacious walk in pantry. There is also a rear lobby with outer door and off which leads a cloakroom which is fully tiled and has a WC and wash hand basin.

The first floor landing has loft access to the roof space with Velux roof light. Please note that there is spray foam insulation and therefore all interested parties should mention this to their financial advisor or lender as not all will lend with this type of insulation.

There are four bedrooms and three of which have fitted or built in wardrobes and a bathroom comprising pedestal wash hand basin, low flush WC, and bath.

The property stands well back from the road behind a spacious, mature, mainly lawned front garden with established borders and a generous sized drive which gives access to the garage housing the gas boiler and has a side door. There is gated access to the rear of the property which has a very pleasant, covered canopy and also a built in brick store. The lawned rear garden has borders and a raised fish pond.

The house is situated in the highly sought after established area of Fradley village. It is exceptionally convenient for commuting being within very easy access of the A38 which provides excellent links to the cathedral city of

Lichfield, Birmingham, Burton on Trent and Derby. Lichfield has the benefit of two railway stations, Trent Valley providing excellent services to London Euston and City Railway Station which gives very good links to Birmingham, stopping at other suburban holts such as Sutton Coldfield.

**Agents Notes:** We cannot confirm that the appliances within the property are in working order and would need to be tested to make sure they are safe.

There is spray foam in the roof between the rafters and all interested parties should bring this to the attention of their lender or financial advisor as not all will be prepared to grant mortgages with this in situ.

The Land Registry document does contain easements and rights and a copy of the document is available from our offices upon request.

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

**Property construction:** Brick. **Parking:** Drive & garage

**Electricity supply:** Mains. **Water supply:** Mains

**Sewerage:** Mains. **Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

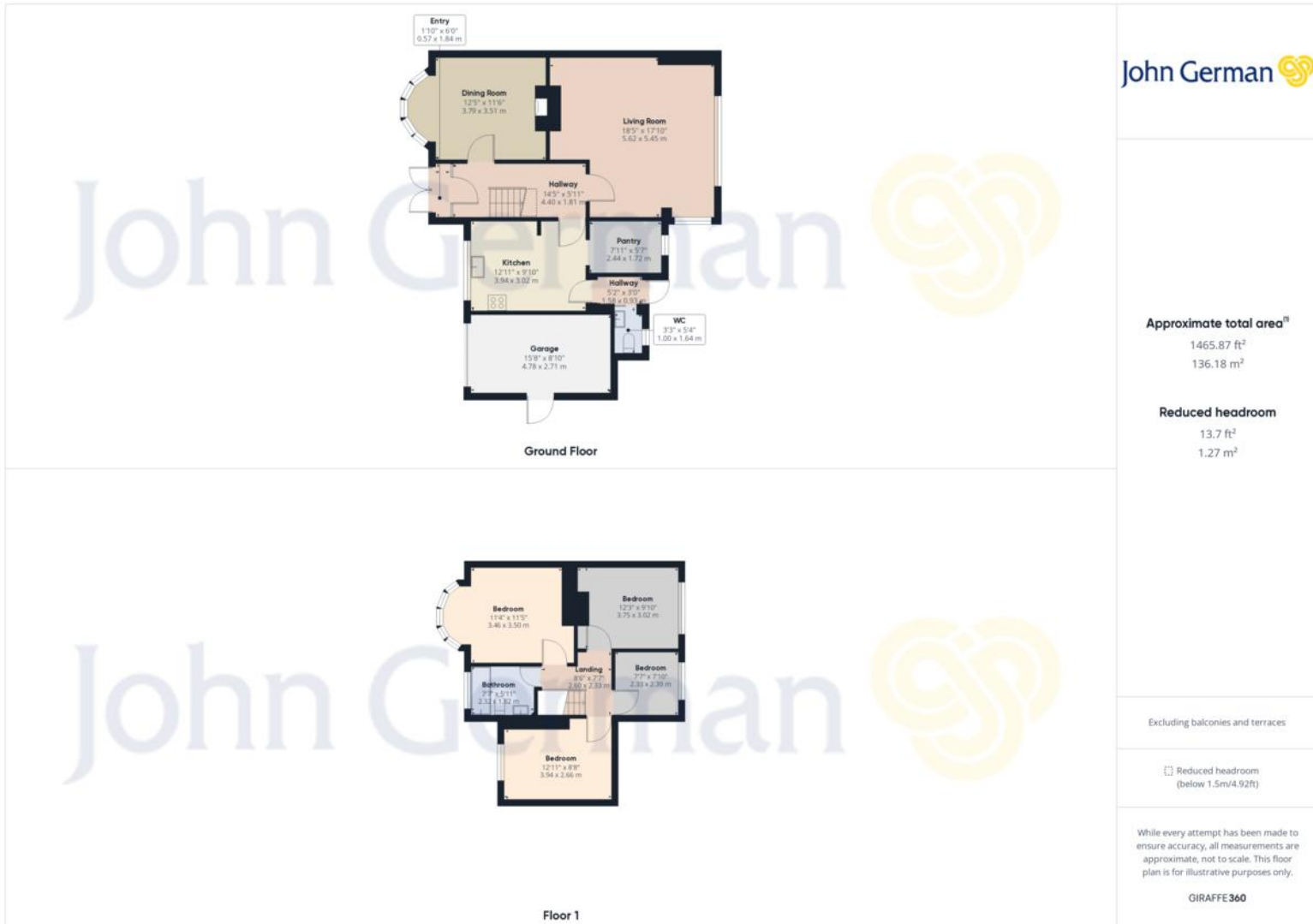
**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA/29012024

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



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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.

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