

# Bromwich Drive

Fradley, Lichfield, WS13 8SD

John German









# Bromwich Drive

Fradley, Lichfield, WS13 8SD

Offers Over £325,000

An attractive detached family home situated  
in the popular village of Fradley.





This attractive three bedroom detached family home enjoys a cul-de-sac position within the popular village of Fradley located only a short drive away from the cathedral city of Lichfield, offering a wide range of amenities including several supermarkets, two train stations and much more. Fradley itself is ideally situated for access onto the A38 leading to Lichfield and Burton-on-Trent and further onto the M6 and national motorway network. Fradley also has a selection of local shops and food outlets along with a primary school, St Stephen's Primary, and for secondary schools the property falls within the catchment area for The Friary school in Lichfield located less than 4 miles away.

A charming plot with attractive front and rear gardens, this detached family home benefits from a delightful position in a quiet cul-de-sac and boasts two spacious reception rooms, three well proportioned bedrooms, master with en-suite and much more.

Internally the property comprises front entrance door opening into the hallway having carpeted stairs rising to the first floor and doors to the cloakroom and the lounge which is well-proportioned. Access is also given to the dining room, kitchen and conservatory. The dining room has ample space for a family sized table, with a double-glazed window to the front aspect.

The adjacent kitchen comprises a range of both base and eye-level and units with work surfaces over, appliance space and an inset sink and drainer unit beneath the double glazed window to the rear aspect. An external door gives access out to the side of the property. From the lounge, patio doors open into the conservatory, enjoying views out over the rear garden.

Upstairs, the three well-proportioned bedrooms and a modern family shower room are accessed from the landing, with the master bedroom being an excellent sized double, boasting its own newly fitted en-suite shower room. The family bathroom has been refitted, hosting a smart and contemporary suite, with a walk-in shower cubicle, low level WC and vanity hand wash basin.

Outside, the rear garden enjoys a private aspect, being predominantly laid to lawn with mature borders. Gated side access leads to the drive, with the detached garage having double opening doors to the front and off-road parking for up to three cars.

**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

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

**Broadband and type:** TBC - 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)

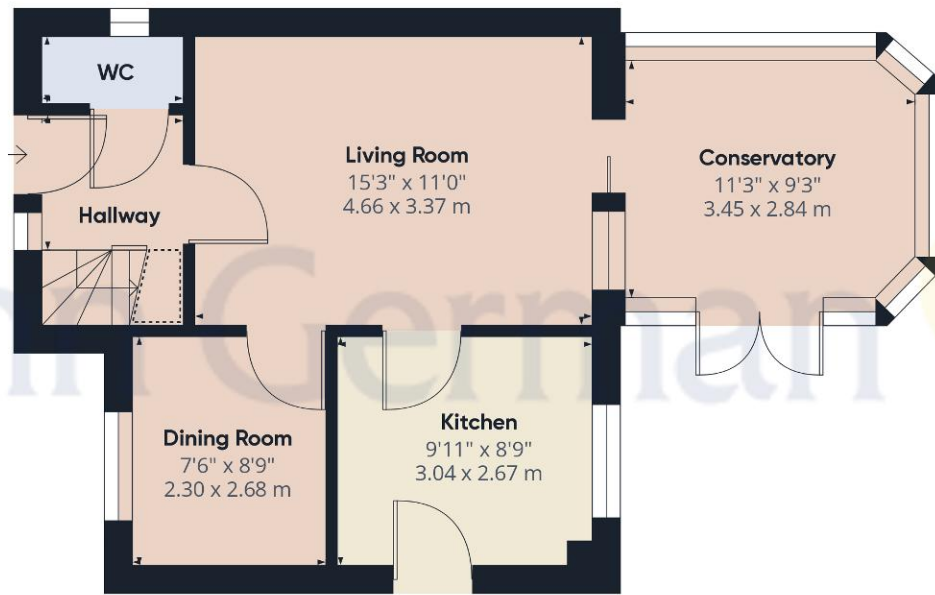
[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/07052024

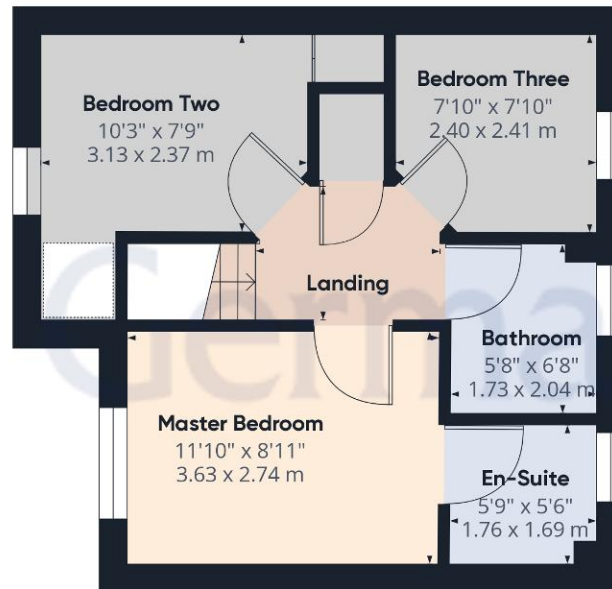








Ground Floor



Floor 1

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

881.59 ft<sup>2</sup>  
81.9 m<sup>2</sup>

**Reduced headroom**

7.03 ft<sup>2</sup>  
0.65 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





## 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.

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**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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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