

Allen Way

Fradley, Lichfield, WS13 8XL

John 
German





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Offers Over £410,000

A stylish and spacious four bedroom detached house by Bellway Homes occupying a choice position on the edge of this sought after development.



Built in 2021 and further improved and enhanced by the current owners to include the construction of a front porch and professionally landscaped rear garden with an all weather pergola, here is an opportunity to purchase a well maintained home on the green and pleasant edge of this development with many walking opportunities on the doorstep, not to mention a range of local shops, primary school and village hall.

The property is uPVC double glazed and gas centrally heated and offers an enclosed storm porch entrance that leads into the reception hall with tiled floor, staircase to the first floor, cloaks storage cupboard and access to a two piece fitted guest's cloakroom.

Also leading off the reception hall is the light and bright front facing lounge with bay window to front overlooking the open green and canalside beyond.

The heart of this modern home is undoubtedly the generously sized open plan dining kitchen which has direct access into the garden via double doors and has a full range of two tone base and wall units with contrasting worktops and upstand, a stainless steel sink unit, built in cooker, microwave oven, gas hob, extractor hood, fridge and freezer. There is a tiled floor that runs throughout and low voltage spotlighting.

The first floor landing provides access to the four bedrooms and family bathroom together with an airing cupboard. The front facing master bedroom has a full range of built in wardrobes and dressing table, has very pleasant front facing views and access to its own three piece fitted en suite shower room with partial tiling.

Bedroom two is a rear facing double room and bedrooms three and four ideally lend themselves to children's bedrooms. The family bathroom is fitted with a white and chrome suite together with partial tiling to include a bath with shower over, low level WC and wash hand basin.

Outside is a detached brick built single garage of above average size. Private driveway parking in front of the garage. There is a gravelled and easily maintained front garden.

There is a professionally landscaped and fully enclosed rear garden with a feature tiled terrace and all weather adjustable pergola above that has two astro turfed rectangular beds and pathways that lead to a gravelled and shrubbery planted lower garden area with further pergola and storage area.

Note: An annual greenspace 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).

Property construction: Brick **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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 E

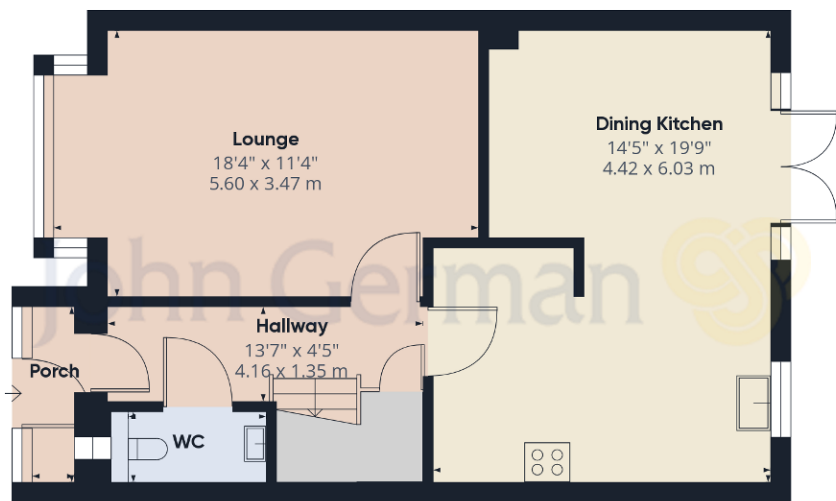
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03062024

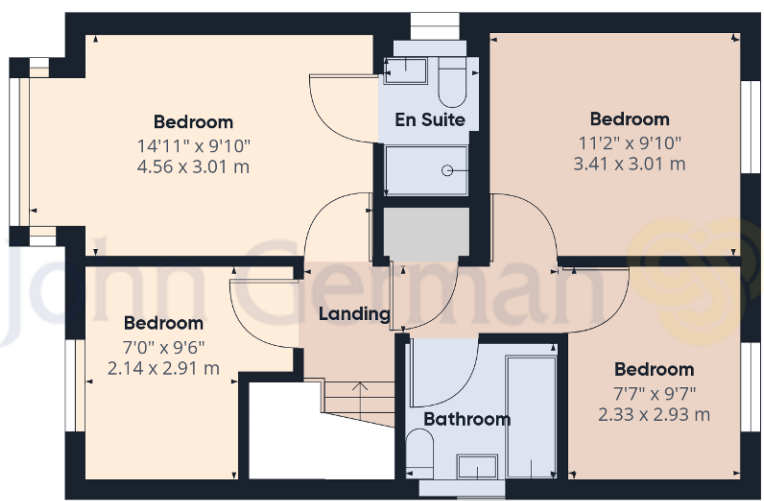
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1352.26 ft²
125.63 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.



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.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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