

Bromwich Drive

Fradley, Lichfield, WS13 8SD

John German





Bromwich Drive

Lichfield, , WS13 8SD

£475,000

An executive detached family home situated
within the popular village of Fradley.



This executive style four 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.

This detached family home is approached via a private driveway with ample parking and detached double garage with eaves storage above plus power and lighting.

Internally the property comprises of UPVC entrance door opening into the welcoming hallway with doors off into the living room, dining room, office, kitchen and guest wc. The living room has a beautiful inglenook fireplace, windows to the front and side aspect, carpeted flooring, two ceiling light points and glazed sliding doors leading into the conservatory. The second reception room is currently being used as a formal dining room but could be further utilised as a playroom or snug. The third reception room is currently being used as a home office with two rear facing windows, one to the side aspect, laminate wooden effect flooring and a ceiling light point. The spacious kitchen/diner is fitted with a generous range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, range style cooker and a variety of integrated kitchen appliances.

Upstairs the property has a beautiful galleried landing with doors leading off to the family bathroom and four well-proportioned bedrooms, of which the largest of the two benefit from en-suite shower rooms and fitted wardrobes and servicing the other two bedrooms is the family bathroom.

To the rear of the property there is a well-established private wrap around garden with a lawned garden, patio seating area ideal for summer entertaining and side gated access which leads to the front of the property and the garage.

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

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas

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

Broadband 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 F

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

Our Ref: JGA31052024

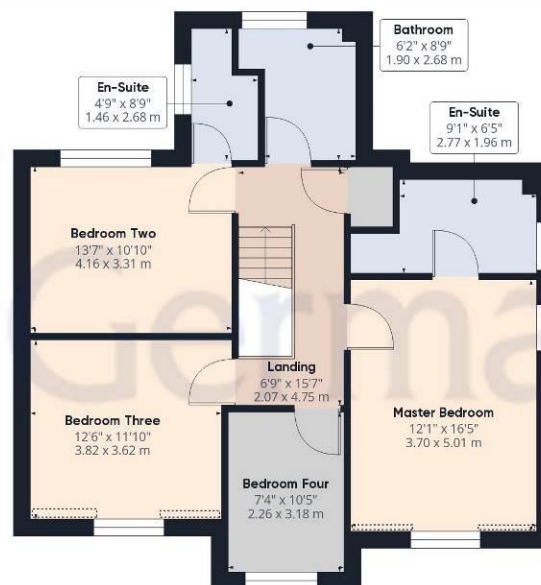
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1905.43 ft²

177.02 m²

Reduced headroom

7.52 ft²

0.7 m²

(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.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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