

Church Close

Fradley, Lichfield, WS13 8PB

John German



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£475,000

Do not let your eyes deceive you! There is so much more to this delightful village home than the first impressions suggest! Three storeys of character packed, beautifully presented accommodation of generous size.

Enjoying a picturesque setting opposite St. Stephen's church in the old village of Fradley, here is an opportunity to purchase a really good size family home that has been very much upgraded and extended, and comes complete with substantial driveway parking to the front and a very pleasant and well landscaped rear garden.

This impressive home has gas central heating and uPVC double glazing throughout, and the main entrance is in an attractive side porch which leads in turn to the spacious reception hall, with stairs leading to the first floor and a useful cupboard under the stairs that houses the gas central heating boiler.

Leading off the hall is the stylish front facing lounge with bay window to front and additional window to side. There is a feature fireplace area and a timber finished floor.

Also leading off the hall is a superbly sized separate dining/sitting room with further timber finished flooring, decorative wall panelling to half height and a built-in storage cupboard.

The reappointed breakfast kitchen overlooks the rear garden and has a full range of high gloss base, wall and drawer units together with contrasting worktops, built-in cooker, hob, extractor hood, integrated wine fridge, dishwasher and fridge freezer. Leading off the kitchen is a rear entrance lobby and a very stylish two piece fitted guest cloakroom with metro tiling.

The first floor mid and main landing areas are spacious and light in design, and provide access to the three original bedrooms and the family bathroom.

The largest of the first floor bedrooms is a front facing room with bay window and a full length range of built-in wardrobes.

Bedroom two is a rear facing double room with a built-in wardrobe and bedroom three is also a double room with rear garden outlook.

The family bathroom is spacious and appointed in a traditional style with a white and chrome suite to comprise bath, separate shower, WC and wash hand basin.

The conversion of the loft space has led to the creation of a study landing, a superb vaulted main bedroom of generous size and a very well appointed ensuite shower room with modern white and chrome shower, wash hand basin/vanity unit and WC.

Outside, driveway parking at the front of the property together with a footpath leading to the side porch entrance and privately fenced boundaries. A gated side entrance leads to the landscaped and privately fenced rear garden which has a full width patio area, lawn, decked seating area, stocked borders and two timber built garden stores.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

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: 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 C

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

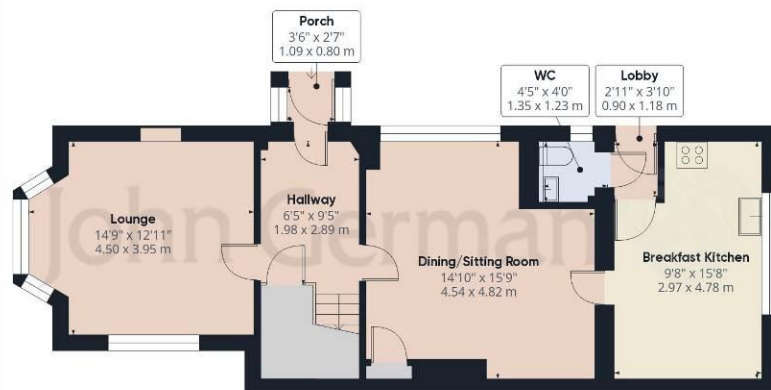
Our Ref: JGA25032025

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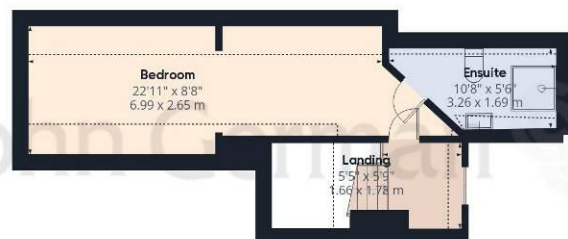




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1411.79 ft²

131.16 m²

Reduced headroom

89.97 ft²

8.36 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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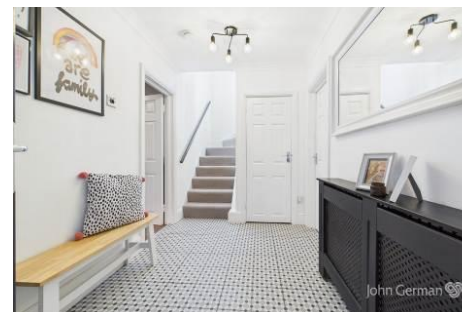
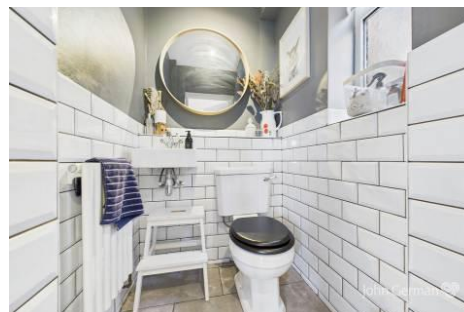
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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