

Robinson Lane

Fradley, Lichfield, WS13 8ZL

John German





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Offers in region of £700,000

A tastefully presented and very attractive modern detached house, which forms part of this sought after development.



Accommodation: Reception hall providing a welcoming introduction to this lovely modern home, having superb hard flooring which extends to the kitchen and utility room, stairs rising to the first floor landing, and cloakroom comprising wash basin, WC, spacious cupboard, half height tiling, chrome vertical towel radiator and hard flooring.

Delightful lounge with front facing bay window having shutters and double French style doors opening to the landscaped rear terrace and garden.

Separate formal dining room which is dual aspect and has a front facing bay window and side window with pleasant views of green space and field beyond.

Stunning living dining kitchen having an extensive range of white units with quartz worktops which extend to the drainer and also to a dining bar. Integrated appliances comprise five burner gas hob with extractor canopy above, oven, microwave oven, wine cooler, fridge freezer and dishwasher. Recessed stainless steel 1.5 bowl sink, plinth and undercounter lighting. In the living and dining area there is a bay window with shutters and very pleasant views. Double French style doors open onto the splendid terrace and garden.

Very well appointed utility room with further comprehensive range of high and low level units, recessed stainless steel sink and space and provision for washing machine.

First floor landing has an airing cupboard, and off which leads five excellent bedrooms. The principal bedroom has built-in wardrobes, is dual aspect and has a tastefully presented ensuite comprising double width shower, pedestal wash basin, WC, vertical radiator and contrasting wall and floor tiling. The second bedroom is also ensuite having a shower, contrasting wall and floor tiling, wash basin and WC, and there is a beautifully appointed family bathroom having bath, separate double width shower, WC, pedestal wash basin and chrome vertical towel radiator.

Outside: The property has the benefit of a particularly spacious, double width long drive with an EV charger, which leads to a double garage. There is a sunny, south facing rear garden which has been landscaped and is privately enclosed with a lovely L-shaped terrace with feature panelled fencing to one section and lawned garden area (please note the hot tub is not included in the sale).

Fradley is a very popular village with local school, village hall and shopping facilities. It is very well placed being a few minutes drive to the A38 which provides access to the cathedral city of Lichfield and Birmingham to the south, and Burton on Trent and Derby to the north. Lichfield has an excellent intercity railway station which has regular services operating to London Euston, and the Lichfield City railway line has excellent links to Birmingham city centre.

Agents notes: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request. There is a communal green space charge of £230 per annum.

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 and double garage **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 F

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

Our Ref: JGA08102025

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.

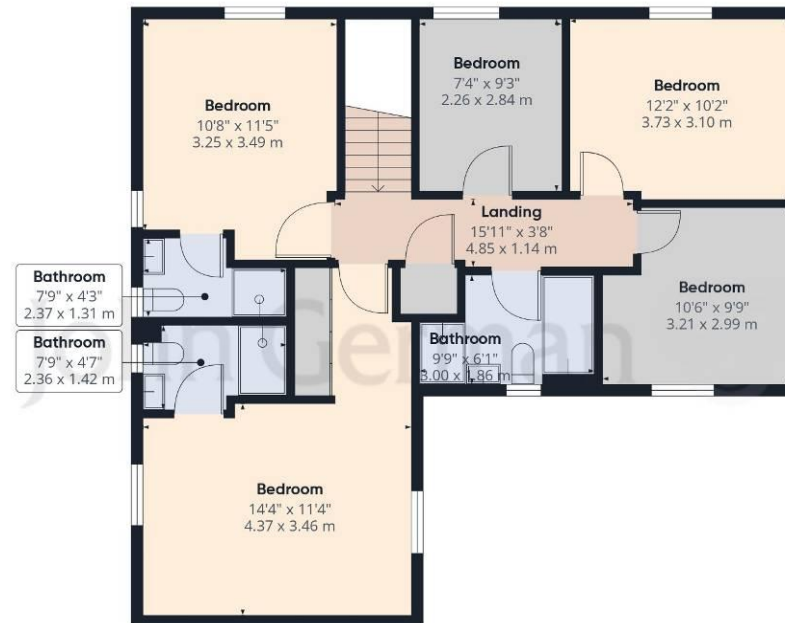
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.



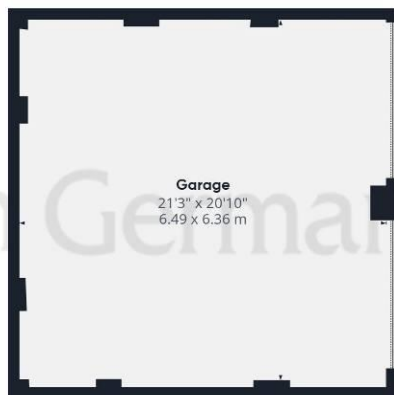




Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

2135 ft²
198.1 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

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.

Score	Energy rating	Current	Potential
92+	A		92 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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