



Oaklands, 1 Long Lane, Fradley, WS13 8NS





Set within the desirable Old Fradley village is Oaklands, a beautifully presented 1930s semi detached home, offering generously proportioned family interiors, four bedrooms plus a versatile studio/fifth bedroom and a generous gated plot including gated parking and south-west facing gardens. Presenting an attractive traditional exterior, this village home has been remodelled and upgraded over time to create plenty of space for a growing family, as well as featuring a wealth of traditional features including panelled doors, exposed floorboards, original fireplaces.

The central reception hall leads into two well proportioned reception rooms and a refitted kitchen, with a dining room, laundry room, rear hall and cloakroom accessed from the kitchen. To the first floor there are four bedrooms and a modern family bathroom, with a versatile studio/home office/fifth bedroom to the second floor. Outside, double gates open into a generous driveway giving access into a useful garage store. West facing gardens extend to the rear aspect, having a charming south facing courtyard to the side, and ample exterior storage is provided by original outbuildings and a

garden shed. Oaklands is serviced by mains gas central heating and full double glazing.

The property lies on a peaceful lane in the heart of old Fradley village, a historic location well served by local amenities, picturesque countryside and convenient commuter routes. The village is home to a thriving community well catered to family life, with amenities within walking distance including a C of E primary school and a church, with further amenities available in new Fradley. The area is particularly popular with outdoor

enthusiasts having plenty of public footpaths and canalside walks available from the property's doorstep. The village is just minutes from the Cathedral City of Lichfield where excellent shopping and leisure facilities can be found alongside the renowned Beacon Park, around seventy acres of open space and beautiful formal gardens. Well placed for commuters, the village has swift access to the A38, A50 and national motorway network beyond, and direct rail links to Birmingham and London can be found at stations in Lichfield.



- Traditional 1930s Semi Detached Home
- Wealth of Original Features
- Extensive Family Accommodation
- Two Spacious Reception Rooms
- Refitted Kitchen & Dining Room
- Reception Hall, Laundry & Cloakroom
- Four Bedrooms
- Refitted Family Bathroom
- Attic Studio/Home Office/Bedroom
- Gated Entrance & Ample Parking
- Secluded South-West Facing Gardens
- Garage Store & Garden Store
- Desirable Old Fradley Setting
- Well Placed for Commuter Routes & Local Amenities

#### Reception Hall

A hardwood entrance door opens into this spacious hallway, having stairs rising to the first floor accommodation, exposed floorboards and impressive tall ceilings which extend throughout the first and second floors. Doors open into:

#### Sitting Room 4.1 x 3.5m (approx. 13'5 x 11'6)

A beautifully presented reception room having a bay window to the front, exposed floorboards and original character fireplace with ornate surround and working chimney

#### Family Room 5.62 x 5.44m (approx. 18'5 x 17'10)

Another spacious reception room having sliding doors opening out to the rear terrace and gardens, exposed floorboards and an original tiled fireplace with working chimney





**Kitchen** 3.85 x 2.95m (approx. 12'7 x 9'8)  
 Having been refitted with a range of shaker style units, the kitchen has solid oak worktops housing a Belfast sink and integrated appliances including dishwasher and fridge freezer. with a recess housing the Rangemaster dual fuel cooker. A window faces the front and the kitchen has quarry tiled flooring, with doors opening into the **Laundry** and **Rear Hall**.  
 Opening into:

**Dining Room** 3.8 x 2.68m (approx. 12'4 x 8'9)  
 A beautifully remodelled space, having vaulted ceilings with a skylight, travertine tiled flooring and French doors opening out to the south facing courtyard. A cupboard offers useful storage and houses the wall mounted Worcester boiler

**Laundry Room**  
 A useful space having fitted full height, wall and base units housing a Franke inset sink with side drainer and spaces for a below counter fridge, washing machine and tumble dryer. Having a fitted hanging rail, a window to the rear and original quarry tiled flooring

From the **Kitchen**, the **Rear Hall** has travertine tiled flooring and a half-glazed door opening out to the gardens, with a further door opening into:

**Cloakroom**  
 Having Villeroy & Boch WC and wash basin with Hansgrohe chrome ware, with a window to the rear and travertine tiled flooring









Stairs rise to the **First Floor Landing**, having stairs continuing to the second floor accommodation and doors opening into:

**Master Bedroom** 4.1 x 3.5m (approx. 13'5 x 11'6)

A spacious principal bedroom having bay window to the front and an original fireplace with tiled hearth

**Bedroom Two** 3.87 x 3.01m (approx. 12'8 x 9'10)

Another double room having a window to the front

**Bedroom Three** 3.73 x 2.97m (approx. 12'2 x 9'8) - max

A third double room having window to the rear

**Bedroom Four** 2.35m x 2.35m (approx. 7'8 x 7'8)

A single room having a window to the rear

#### **Family Bathroom**

Refitted with a Villeroy & Boch suite having pedestal wash basin, WC and bathtub with shower unit over, having tiled flooring, half tiling to walls, a chrome heated towel rail and an obscured window to the front

Stairs continue to the second floor:

**Attic Bedroom/Studio/Home Office** 4.64 x 4.01m (approx. 15'2 x 13'1)

This versatile room is ideal as a games room, home office or fifth bedroom, having a window to the rear, access to useful eaves storage and exposed beams













**Outside**

Double gates open from Long Lane into a lengthy tarmac driveway providing parking for a number of vehicles next to well tended gardens. Mature foliage and trees provide privacy to the front aspect, and gated access opens into the gardens. There is an EV charging point which is included in the sale, and double doors open into a useful **Garage Store** 2.76 x 0.95m (approx. 9'0 x 3'1), having power and a water point

**Gardens**

Extending to the side and rear, the garden is laid to a paved terrace and lawns edged with well stocked flower beds. A variety of mature trees providing privacy, and the garden enjoys a sunny west facing aspect. A paved courtyard to the side offers a pleasant south facing seating area, and there is exterior lighting and a water point. A door to the rear opens to a useful garden store, and the large shed is included in the sale



**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.