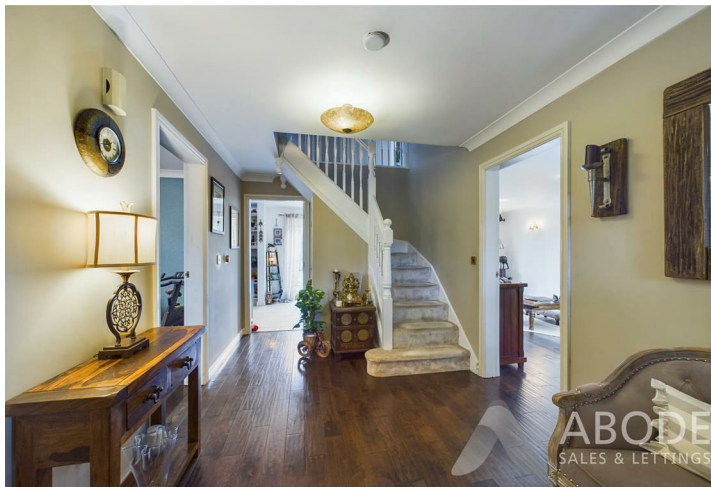






Nestled in the sought-after village of Fradley, this beautifully presented five-bedroom detached home offers an exceptional living experience. The property boasts two spacious reception rooms, a generous kitchen diner complete with a utility room, and an enclosed garden ideal for outdoor enjoyment. The five well-proportioned bedrooms include two with en-suite shower rooms, providing ample space for family and guests alike. Additional features include a double tandem garage and convenient access to local amenities and transport links. Early viewing is highly recommended and strictly by appointment only.



## Accommodation

### Ground Floor:

Upon entering the property through the front entrance door, you are welcomed into a spacious entrance hallway featuring stairs leading to the first floor and access to the sitting room, living room, WC/Cloakroom, and kitchen diner. The WC/Cloakroom boasts a modern two-piece suite comprising a washbasin and a low-level WC. The living room is a standout feature, providing a generous space for family gatherings with a fireplace, double-glazed window to the front aspect, and bi-folding doors opening onto the garden. The versatile sitting room offers a relaxing space that can also serve as a study or home gym. The well-equipped kitchen diner is ideal for family dining, fitted with a range of integrated appliances including a double oven, dishwasher, gas hob, and fridge freezer. A double-glazed window offers views of the enclosed garden, with French doors leading to the patio from the dining area. A door leads to the utility room, offering space for freestanding white goods such as a washing machine and tumble dryer, with access to the integral tandem double garage.

### First Floor:

Ascending the staircase from the entrance hall, the first floor landing provides access to the loft, five bedrooms, and the shower room. The master bedroom boasts a spacious double bedroom with double built-in wardrobes, a double-glazed window to the rear elevation, and an en-suite bathroom. The en-suite bathroom features a modern luxury suite with fully tiled walls, a bath with shower over, a large sink with a mixer tap, and tiled flooring. The second



bedroom includes a built-in wardrobe, a double-glazed window to the front elevation overlooking open space, and an en-suite shower room with a modern three-piece suite. The third double bedroom offers a built-in wardrobe and a double-glazed window to the rear elevation, along with two additional bedrooms with double-glazed windows. A three-piece shower room completes the first floor, featuring a low-level WC, washbasin with mixer tap, shower cubicle with glass sliding door, and a gravity shower.



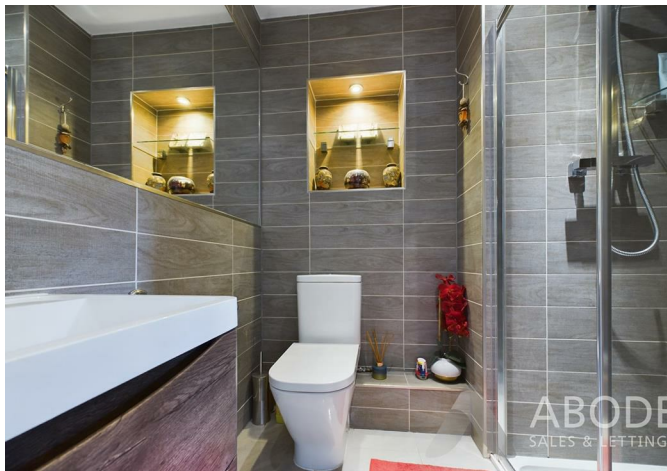




Outside:

The front elevation of the property features a laid-to-lawn foregarden with a pathway leading to the front entrance door and a side passage to the garage and driveway. The driveway leads to the tandem double garage, providing parking facilities. The rear garden is predominantly laid to lawn with a patio area, perfect for outdoor seating, all enclosed by a brick wall and timber fencing.













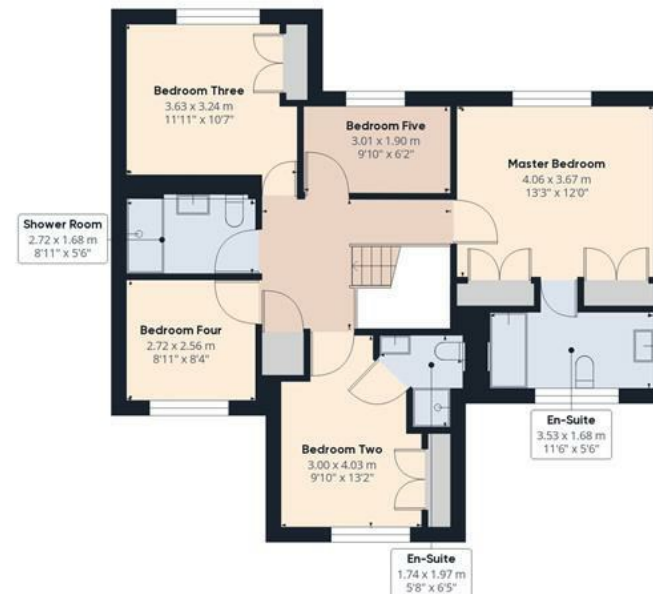


Floor 0

Approximate total area<sup>(1)</sup>

182.87 m<sup>2</sup>

1968.4 ft<sup>2</sup>



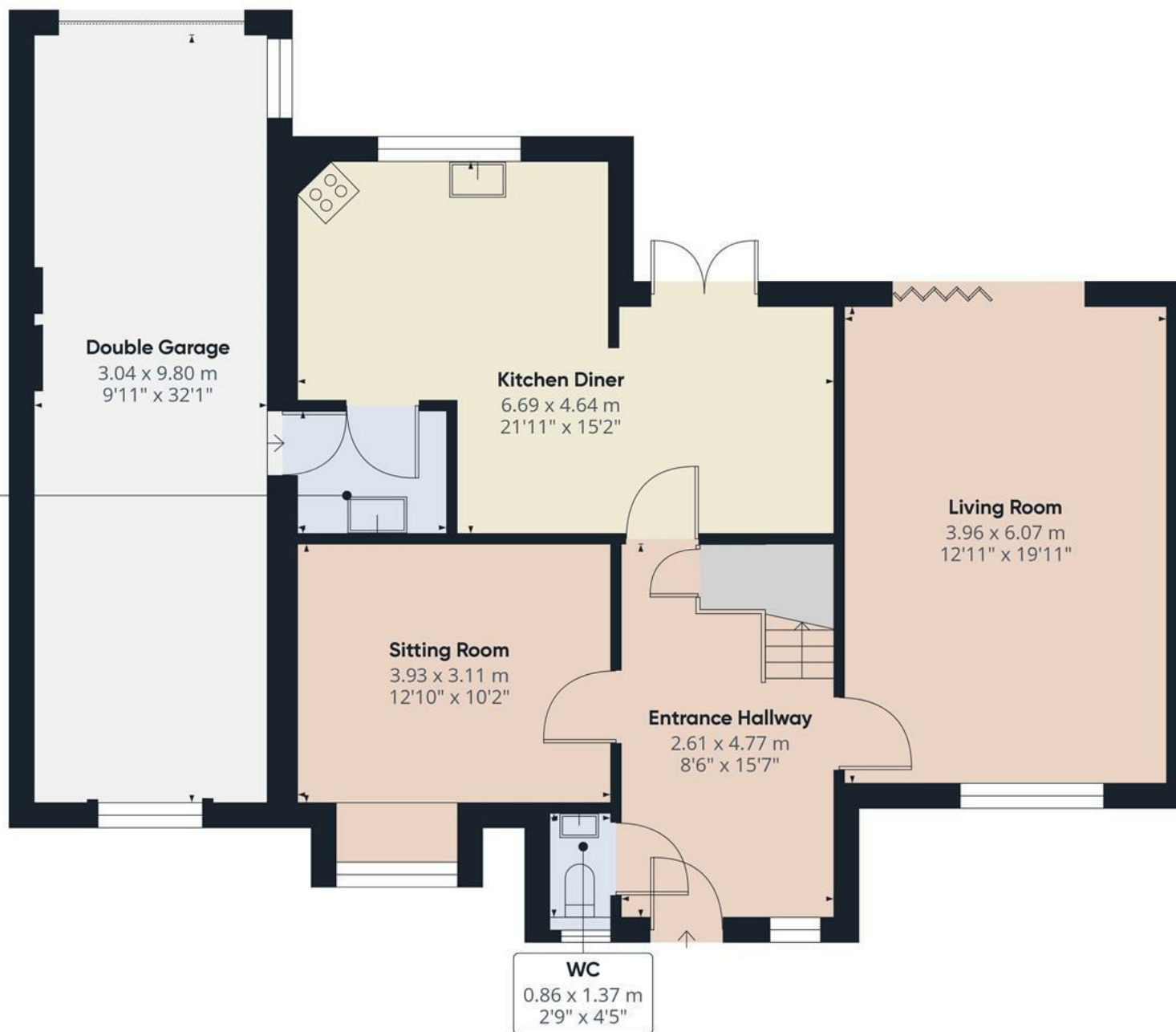
Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area<sup>(1)</sup>

107.84 m<sup>2</sup>  
1160.78 ft<sup>2</sup>

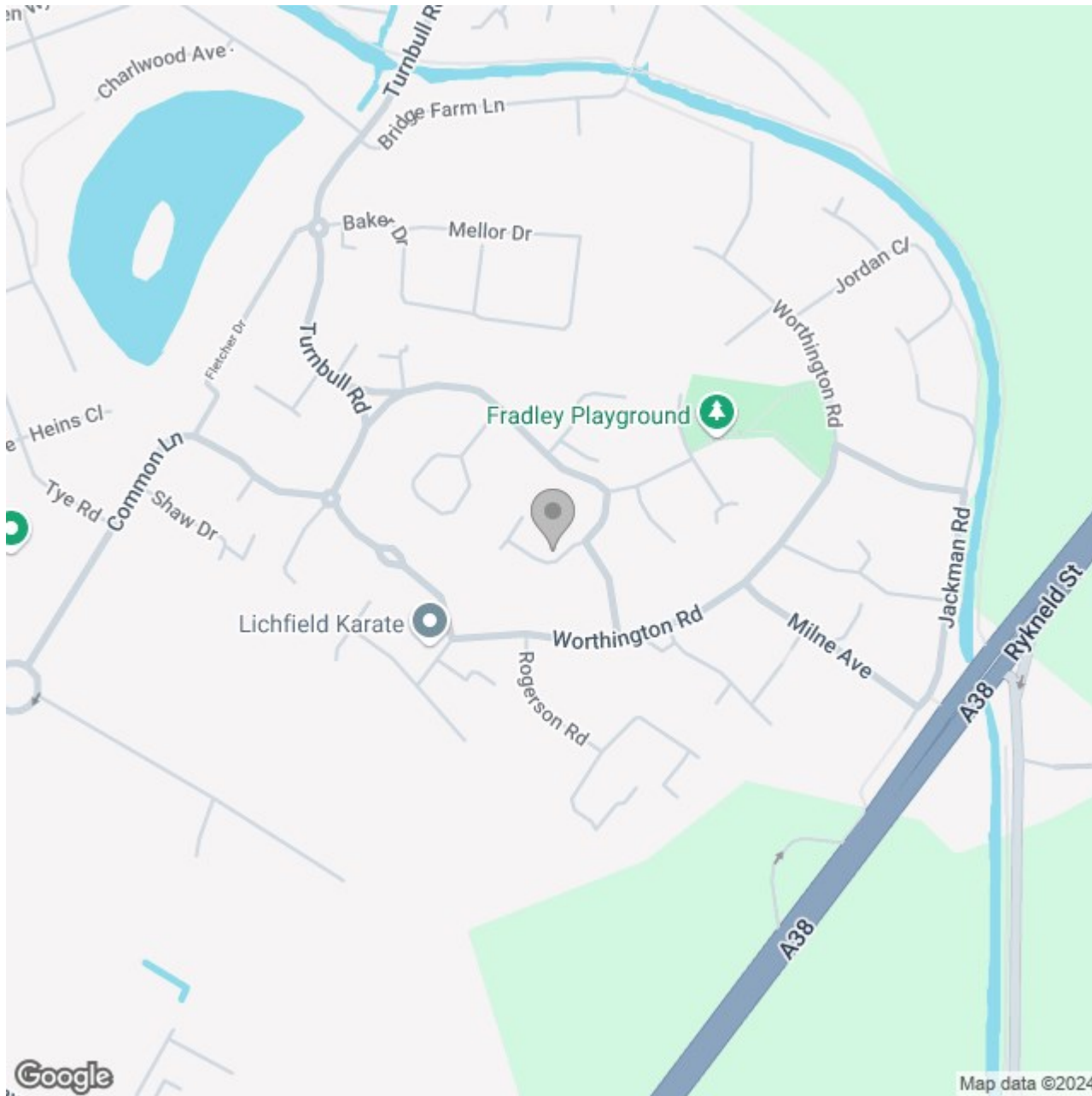
(1) Excluding balconies and terraces

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Floor 0



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	