



**Violet Walk | Lichfield | WS13 8TU**  
**Offers In Excess Of £430,000**



## Summary

Webbs Estate Agents are excited to present this exquisite four-bedroom detached residence nestled within the highly coveted Sheasby Park development an attractive development of new homes in Fradley, this property is conveniently situated near the village center and only four miles away from the medieval city of Lichfield. Primly positioned within the development, it is just a stone's throw from the nature area, enhancing its overall appeal.

The property enjoys an ideal location, less than 10 miles south of Burton-upon-Trent and approximately 20 miles north of Birmingham. Easy accessibility to major roads, including the A38 for Birmingham, Worcester, Burton-upon-Trent, Derby, and Mansfield, as well as the A51 for Tamworth, Nantwich, and Chester, further enhances its desirability.

In brief, this stunning property comprises a welcoming reception hallway, a guest WC, a lounge, and a generously sized contemporary open-plan kitchen, dining, and family space. The first floor accommodates four double bedrooms, an en-suite, and a family bathroom.

Externally, the property boasts a well-maintained garden, driveway, and garage at the front, while the rear features a fully enclosed garden with a patio seating area. This property is a rare gem, combining an enviable location with modern living spaces, making it an attractive prospect for those seeking a stylish and comfortable home. For a viewing contact us on 01922 288800.

## Key Features

- Modern detached property set within Coveted Sheasby Park new build development
- Beautifully positioned within the development, in close proximity to the nature area
- Reception hallway, guest WC & lounge
- Four double bedrooms, en-suite & family bathroom
- Fully enclosed garden with a patio seating area to the rear
- Close to the village center and just four miles from Lichfield
- Ideally located, with easy access to major roads including A38 & A51
- Sizable contemporary open-plan kitchen, dining & family space
- Garden, driveway, & garage to the front
- Viewing essential to appreciate the attractive location & modern amenities

## Rooms and Dimensions

### Reception hall

### Guest cloaks WC

### Lounge

10'0" x 15'10" (3.056 x 4.850)

### Open plan Kitchen, Dining & Family Area

27'8" x 11'3" (8.450 x 3.450)

### First floor landing

### Bedroom One

15'11" x 13'5" (4.855 x 4.100)

### En suite

### Bedroom Two

10'2" x 13'8" (3.120 x 4.189)

### Bedroom Three

10'0" x 11'5" (3.056 x 3.495)

### Bedroom Four

10'1" x 7'10" (3.085 x 2.410)

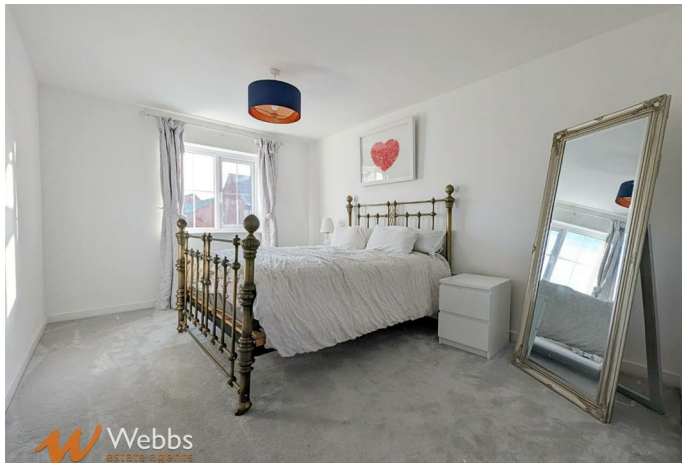
### Family bathroom

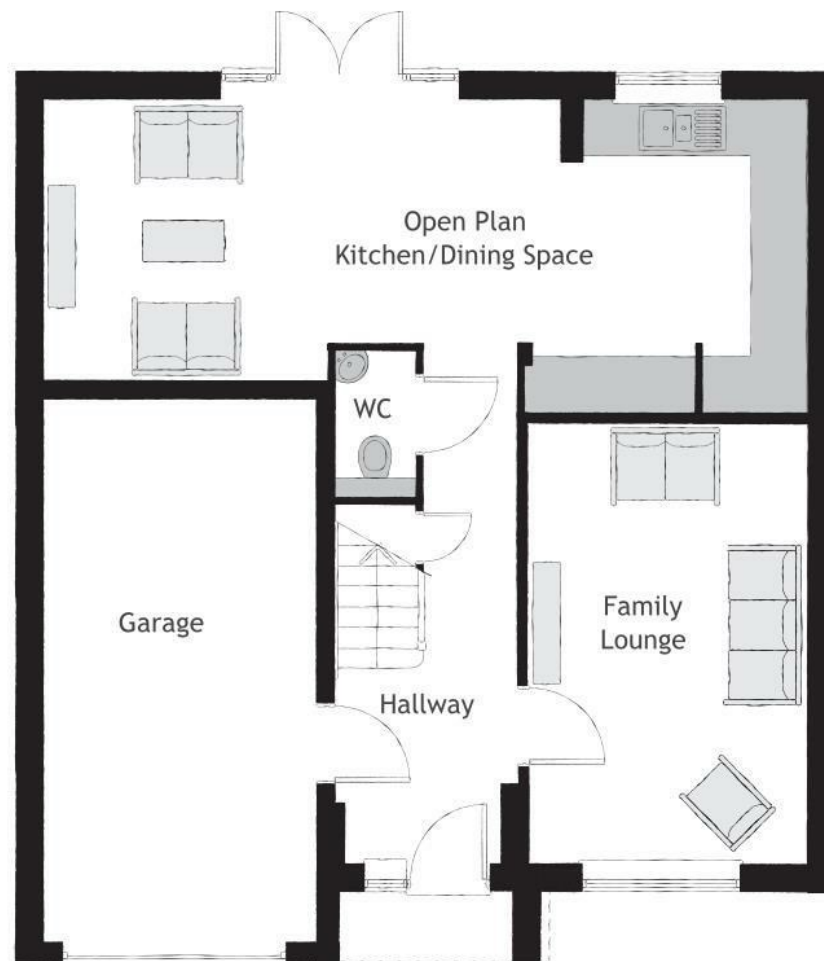
### Front driveway and garden

### Garage

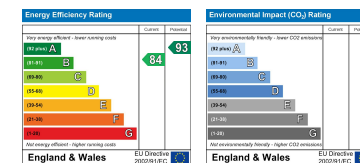
### Rear garden







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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