



St Stephens Way, Fradley
Lichfield, WS13 8YY

£650,000

Welcome to St Stephens Way in Fradley. This extremely well presented and improved five bedroom detached home is situated in a quiet sought after location, within convenient distance of Lichfield City Centre and fantastic local schooling, transport links, and amenities.

Approached via a large driveway with an external double garage, boasting ample parking space for a growing family, this properties first impressions are bound to excite. Leading up to the front door through a charming path with attractive shrubbery, you're greeted by a welcoming open entrance hallway, leading into a bright spacious living room with bay window and French doors out to the garden.

There is a separate reception room off the hallway, also with a bay window, providing versatile use as a study/sitting room, plus a downstairs guest W.C.

To the rear of the ground floor is a highly impressive social kitchen/diner/living space. This room provides a fantastic entertainment space for a family, with modern fitted appliances, breakfast bar, another bay window and French doors to the garden, plus a handy separate utility room.

Upstairs off the landing are five brilliant size bedrooms, all with fitted wardrobes, and a modern fitted family bathroom with separate bath and walk-in shower. The master bedroom is an impressive size with dual aspect windows and features a private ensuite shower room, and the second bedroom also features an ensuite shower room.

Outside is a low maintenance private rear garden, with a social patio area and neatly maintained lawn, with private fenced enclosure and side gate.

This property uniquely benefits from newly fitted solar panels, which are connected to the home and provide more than enough energy to power this property via utilities including a modern top of the range heating system.

Tenure: Freehold

Council Tax Band: F

Services Connected: Gas/electric/water/drainage

Service charge: £294.00 per annum



**PAUL
CARR**
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Sales & Lettings

Hallway
13' 0" x 9' 11" (3.96m x 3.01m)

Lounge
20' 2" x 14' 1" (6.15m x 4.30m max, 3.64 min)

Sitting Room
12' 3" x 10' 5" (3.73m x 3.17m)

Kitchen/Diner
19' 3" x 14' 3" (5.86m max, 5.53 min x 4.35m)

Utility
7' 11" x 6' 3" (2.41m x 1.91m)

Downstairs W.C.
6' 9" x 4' 11" (2.05m x 1.50m)

Bedroom One
18' 6" x 14' 3" (5.64m max, 3.43 min x 4.34m)

Bed One Ensuite
7' 10" x 4' 9" (2.40m x 1.44m)

Bedroom Two
12' 11" x 10' 8" (3.93m x 3.24m)

Bed Two Ensuite
7' 10" x 4' 4" (2.40m x 1.31m)

Bedroom Three
12' 1" x 10' 1" (3.68m x 3.07m)

Bedroom Four
9' 9" x 8' 7" (2.98m x 2.62m)

Bedroom Five
9' 6" x 7' 9" (2.89m x 2.37m)

Bathroom
9' 11" x 6' 2" (3.03m x 1.87m)

Double Garage
21' 2" x 21' 1" (6.45m x 6.42m)







Floor Plan

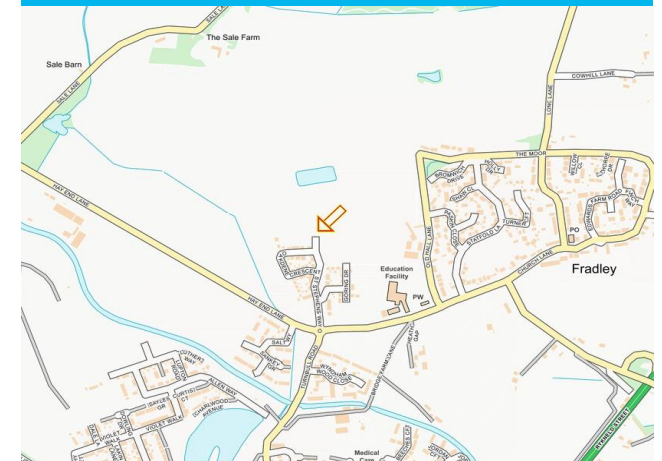
This floor plan is not drawn to scale and is for illustration purposes only

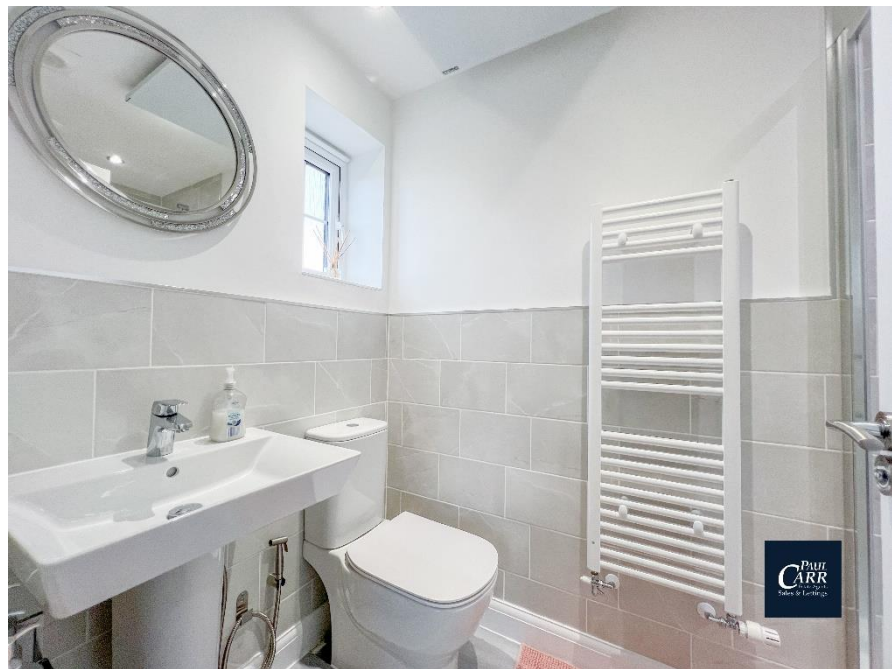


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location









Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: