



Ashwood Lane, Fradley
Lichfield, WS13 8UN

Offers Over £400,000

Fradley

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BEAUTIFULLY PRESENTED FAMILY HOME

This wonderful three-bedroom detached home is situated in a highly sought after location in Fradley, Lichfield, within close distance of popular local amenities, the beautiful Coventry Canal, and only a short drive away from Lichfield City Centre.

Approached via the attractive curb appeal with an impressive corner plot, the internal accommodation briefly comprises of a bright welcoming entrance hallway with ground floor W.C, leading into a spacious living room to the left, and an open plan kitchen/diner to the right. The lounge area boasts ample space for relaxation with family, and the social kitchen/diner features a great room for family entertainment, with French doors out to the garden, and a separate utility room with further outdoor access.

Upstairs off the landing are three brilliant size bedrooms and a main family bathroom. All bedrooms boast fitted wardrobes, and the master with a private en-suite shower room.

Outside is a charming private garden with a social patio area, lawn, and fenced enclosure with a side gate out to the driveway where this property has an external single garage.





Property Specification

THREE BEDROOM DETACHED FAMILY HOME
SOUGHT AFTER ESTATE IN FRADLEY
SPACIOUS LIVING ROOM
OPEN KITCHEN/DINER WITH SEPARATE UTILITY
THREE DOUBLE BEDROOMS

Hall 7' 0" x 6' 11" (2.13m x 2.10m)

Lounge 18' 10" x 10' 8" (5.73m x 3.26m)

Kitchen/Diner 18' 9" x 10' 8" (5.71m x 3.25m)

Utility 7' 1" x 5' 9" (2.15m x 1.74m)

Downstairs W.C. 5' 7" x 3' 7" (1.69m x 1.08m)

Bedroom One 18' 10" x 10' 10" (5.74m max, 2.99
min x 3.30m)

En-suite 7' 1" x 6' 10" (2.17m x 2.09m)

Bedroom Two 10' 11" x 9' 11" (3.33m x 3.03m)

Bedroom Three 10' 11" x 8' 7" (3.33m x 2.61m)

Bathroom 7' 6" x 6' 6" (2.28m x 1.98m)

External Garage 18' 6" x 9' 6" (5.64m x 2.89m)

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: 11th June 2024

Viewer's Note:

Services connected: gas, electric, water and
Drainage
Council tax band: E
Tenure: Freehold

Floor Plan

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



Total area: approx. 118.2 sq. metres (1272.8 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

