



Newell Road, Fradley  
Lichfield, WS13 8XT

Offers in the Region Of £450,000



# Fradley

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This stunning family home is finished to a high specification and situated on Newell Road in Fradley, Lichfield. A wonderful position boasting delightful surrounding views, close to local amenities and peaceful countryside, whilst still being within convenient distance of Lichfield City Centre.

Approached via a driveway with a neatly maintained front garden, the internal accommodation briefly comprises of a large welcoming entrance hallway, flowing into a cosy yet spacious living room to the fore. There is a conveniently placed downstairs guest W.C, and integral access to a large garage.

To the rear of the property is a wonderful open plan kitchen/diner/living space, an ideal hub of the home for any family, with modern fitted appliances, ample entertainment space throughout, and French doors out to the rear garden.

Upstairs off the landing are four great size bedrooms, providing ample storage space, with a main family bathroom and private en-suite shower room off the master bedroom.

Outside is an attractive landscaped garden with immaculately finished patio tiling, a neatly kept lawn, charming planters and pergola, and private fenced enclosure.







## Property Specification

FOUR BEDROOM DETACHED FAMILY HOME  
 SOUGHT AFTER ESTATE IN FRADLEY, LICHFIELD  
 WONDERFULLY POSITIONED WITH DELIGHTFUL OUTLOOK  
 KITCHEN/DINER  
 SPACIOUS LOUNGE  
 LARGE INTEGRAL GARAGE

Hallway 18' 2" x 6' 8" (5.53m x 2.02m)

Lounge 15' 10" x 9' 11" (4.82m x 3.02m)

Kitchen/Diner/Family Room  
 27' 7" x 11' 2" (8.40m x 3.41m max)

Downstairs W.C. 5' 10" x 2' 10" (1.79m x 0.87m)

Integral Garage 19' 11" x 10' 2" (6.06m x 3.11m)

Bedroom One 13' 11" x 9' 11" (4.25m x 3.03m)

En-Suite 6' 9" x 6' 4" (2.06m x 1.94m)

Bedroom Two 13' 8" x 10' 3" (4.17m x 3.13m)

Bedroom Three 11' 7" x 10' 0" (3.52m x 3.05m)

Bedroom Four 10' 2" x 7' 10" (3.11m x 2.39m)

Bathroom 6' 8" x 6' 3" (2.04m x 1.90m)

### Agent's Note:

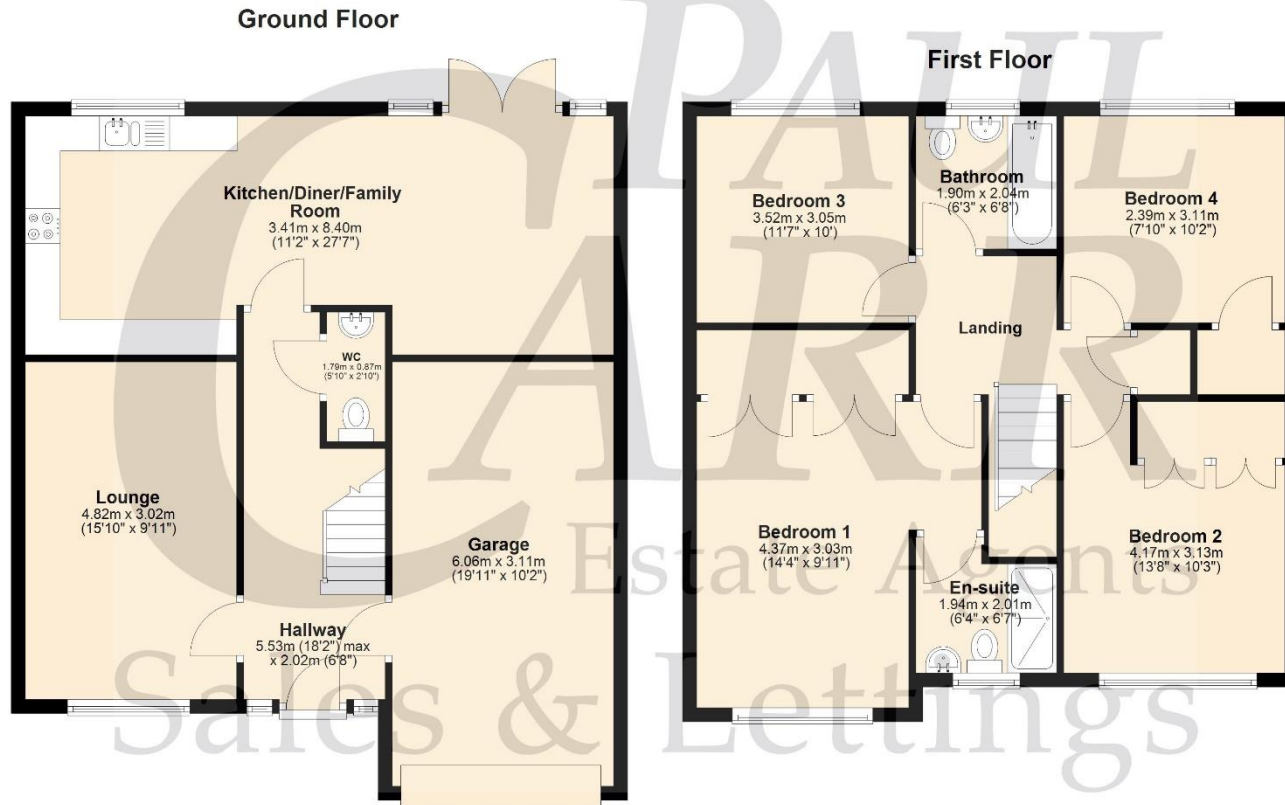
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 Came on the market:

### Viewer's Note:

Services connected: Gas/electric/water/drainage  
 Council tax band: E  
 Tenure: Freehold

# Floor Plan

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



## 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

