



Connells

Mansell Avenue
Fradley Lichfield

Mansell Avenue
Fradley Lichfield WS13 8ZH

for sale
£530,000



Property Description

****DELUXE FAMILY RESIDENCE OFFERING
MODERN LIVING ON THE EDGE OF
FRADLEY VILLAGE****

****AN ABSOLUTE MUST VISIT TO BE FULLY
APPRECIATED****

Connells Lichfield City are just delighted to offer for sale this larger than average and wonderfully presented DETACHED family home. Nestled within the picturesque development of New Fradley, this property enjoys a peaceful and close-knit community atmosphere. Fradley village itself is renowned for its idyllic surroundings, with scenic countryside views and a welcoming ambiance that appeals to those seeking a tranquil lifestyle.

Step inside this tremendous home and you'll immediately appreciate the potential it holds. The spacious layout allows for versatile living arrangements and an abundance of natural light. With four generously sized bedrooms, this property is perfect for families or those in need of extra space for a home office, hobby room, or guest accommodation due to the square footage and room layout to the ground floor. We can offer three living areas including the most remarkable kitchen dining room that has to be seen to be appreciated. We can also offer a private utility room and ground floor WC. To the first floor we have our bedrooms plus an en-suite and a further family bathroom.

Nearby we can offer plenty of shops, schools, leisure facilities and parks & greens. The A38 is nearby and you'll find easy access to Lichfield City, Derby, Tamworth and Birmingham, as well as a myriad of beautiful local Villages to explore.

Entrance Hallway

Guest Wc

Lounge

11' 7" x 16' 1" (3.53m x 4.90m)

Study/Family Room

8' 1" x 9' 5" (2.46m x 2.87m)

Modern Kitchen Dining Room

21' x 12' 5" (6.40m x 3.78m)

Utility Room

5' 5" x 6' 7" (1.65m x 2.01m)

First Floor Accommodation

Master Bedroom With En-Suite

11' 8" x 10' 7" (3.56m x 3.23m)

Bedroom Two

17' x 9' 3" (5.18m x 2.82m)

Bedroom Three

12' 7" x 8' 3" (3.84m x 2.51m)

Bedroom Four

9' 4" x 10' 7" (2.84m x 3.23m)

Family Bathroom

9' 6" x 6' 3" (2.90m x 1.91m)

Driveway

Garage

Private Landscaped Rear Garden

Much Sought After Location

Entrance Hallway









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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