



25 Statfold Lane, Fradley
Lichfield WS13 8NY

Downes & Daughters
ESTATE AGENCY

25 Statfold Lane, Fradley Lichfield WS13 8NY £475,000

A thoroughly impressive four bedroom detached family home, occupying an enviable plot of 0.13 of an acre, within this popular residential road known for its vast amounts of communal green space. Presented in a modern style and benefiting from a rear extension and stunning gardens on all sides, this attractive property is quite unique for this estate, offering flexible accommodation over two floors.

The ground floor comprises entrance hallway, guest cloakroom, living room, formal dining room, breakfast kitchen, utility and rear sitting room/study. The first floor boasts an attractive gallery landing, a principal bedroom with en suite shower room and three further bedrooms sharing the family bathroom. The real treat though, lies outside with those manicured gardens on all sides extending to 0.13 of an acre. The impressive private driveway has stylishly planted borders and a detached double garage. The rear garden has been professionally landscaped with shaped lawn, patio seating areas, ornamental pond and vegetable garden. There is still a further enclosed garden to the other side of the property offering a secluded seating area with storage shed and greenhouse.

Immaculately presented and thoughtfully redesigned to offer spacious and flexible accommodation this delightful property caters to the needs of a growing family and really must be viewed to appreciate its unique nature.

GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Double Doors Opening To Double Aspect Living Room With Access To Garden • Formal Dining Room • Breakfast Kitchen • Utility Room With Access To Garden • Rear Sitting Room/Study

FIRST FLOOR

Attractive Gallery Landing With Airing Cupboard • Principal Bedroom • En Suite Shower Room • Bedroom Two • Bedroom Three • Bedroom Four • Family Bathroom

OUTSIDE

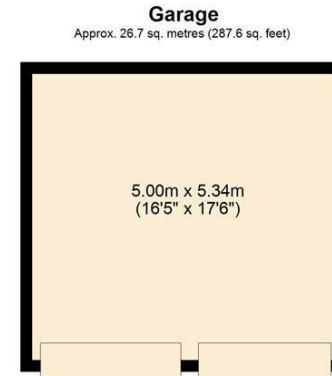
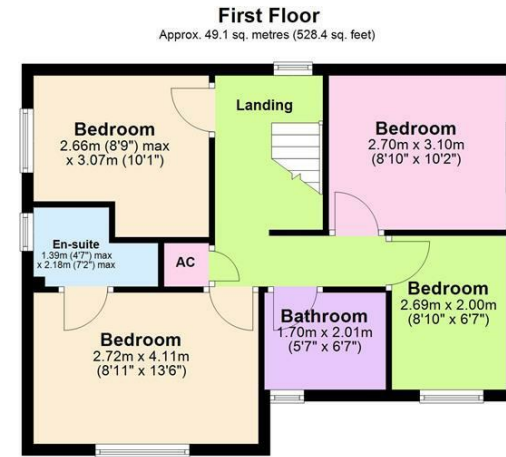
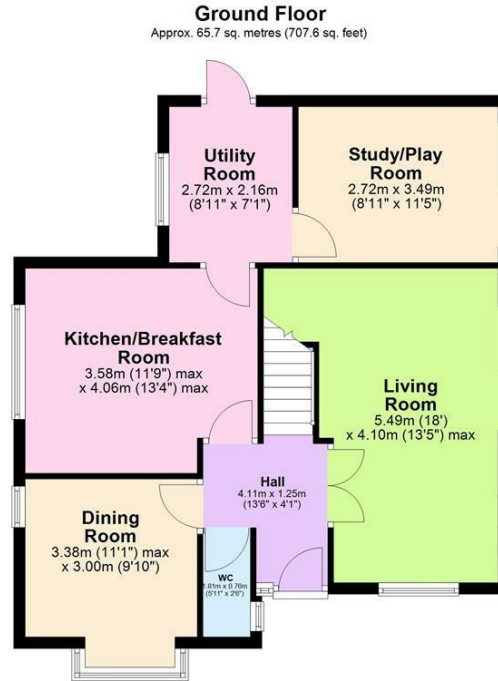
Sitting Centrally On A Plot Of 0.13 Of An Acre • Expansive Private Driveway With Stylishly Presented Borders • Detached Double Garage • Walled Boundary & Gated Side Access • Professionally Landscaped Partially Walled Rear Garden • Shaped Lawn • Ornamental Pond • Raised Vegetable Beds • Attractive Borders • Second Enclosed Side Garden With Gravel Seating Area, Storage Shed & Greenhouse

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Energy Rating C • Council Tax Band E • All Mains Services • Upvc Double Glazing







Total area: approx. 141.6 sq. metres (1523.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		EU Directive 2002/91/EC
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		EU Directive 2002/91/EC
England & Wales		



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