



Common Lane
Fradley

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Lovett&Co. Estate Agents are pleased to offer for sale this substantial five bedroom, detached family home set in a highly desirable and sought after location. Being offered with NO ONWARD CHAIN.

On the ground floor the property features a spacious kitchen-diner and good sized lounge, upvc rear conservatory, inviting reception hallway and guest w/c. On the first floor there are four bedrooms with en-suite to bedroom two and family shower room. On the top floor is a superb and exceptionally large master bedroom with en-suite.

Externally the property offers a generous private rear garden with paved patio area and lawn with planted borders as well as a garage and driveway with parking for three vehicles. Please note: all services/appliances have not and will not be tested.

Situated in the semi-rural village of Fradley it is well placed to take advantage of a wide range of amenities in both Lichfield city centres and Burton upon Trent, both within a few mile radius. The location also benefits from local shops, food outlets, leisure facilities and access to A38 and M6 toll road linking the midlands motorway network.

RECEPTION HALL:

Front entrance door, laminate flooring, ceiling light point, useful storage cupboard, stairs to first floor accommodation and doors to guest w/c, kitchen and lounge.

LOUNGE:

14' 9" x 12' 6" (4.50m x 3.81m)

Feature fireplace with fitted coal effect gas fire set upon a raised hearth with Adams surround, laminate flooring, coving, TV & phone sockets, two radiators, recessed spot lights, two windows to front and double doors to kitchen-diner.

KITCHEN-DINER:

21' 8" max x 13' 6" (6.60m max x 4.11m max)
Range of matching wall and base units incorporating display cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for appliances, tiled splash backs, laminate flooring, radiator, recessed spot lights, window to rear and French doors to the conservatory.

CONSERVATORY:

13' 0" x 9' 7" (3.95m x 2.91m)

Pitched poly-carbonate roof with UPVC frame set on a brick base, laminate flooring radiator, wall light point and double glazed French doors to the rear garden.

GUEST W/C:

Suite comprising: w/c, wash hand basin, laminate flooring, ceiling light point and window to front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, stairs to second floor accommodation, window to side, doors off to four bedrooms and family bathroom.

BEDROOM TWO:

12' 9" x 11' 6" (3.88m x 3.50m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator, door to en-suite and window to rear.

EN-SUITE TO BEDROOM TWO:

White suite comprising: shower cubicle, cabinet wash hand basin, w/c, half height wall tiling, tiled flooring, ceiling light point and window to side.

BEDROOM THREE:

12' 9" x 10' 4" (3.88m x 3.15m)

Built in wardrobe, carpeted flooring, two windows to front, ceiling light point and radiator.





BEDROOM FOUR:

8' 10" x 6' 4" (2.68m x 1.92m)

Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM FIVE:

8' 10" x 6' 2" (2.69m x 1.89m)

Carpeted flooring, ceiling light point, radiator and window to front.

SHOWER ROOM:

White suite comprising: bath, W/C, cabinet wash hand basin, tiled walls and flooring, ceiling light point and opaque window to side.



SECOND FLOOR LANDING:

Carpeted flooring, ceiling light point, window to side, airing cupboard and door to master bedroom.

TOP FLOOR LANDING:

Carpeted flooring, ceiling light point, radiator, storage cupboard housing water tank, window to front and door to bedroom.



MASTER BEDROOM:

15' 7" x 23' 9" (4.74m x 7.24m)

Carpeted flooring, radiator, ceiling light point, tv aerial socket, access to loft, velux sky light to rear, window to front and door to en-suite.

EN-SUITE:

White suite comprising: bath, shower cubicle, pedestal wash hand basin, w/c, ceiling light point and velux window to rear.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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