



Statfold Lane
Fradley

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Lovett&Co. Estate Agents are pleased to offer for sale spacious three bedroom detached family home situated in the popular semi-rural village of Fradley.

The property is being offered with NO ONWARD CHAIN.

Occupying a generous and private plot the property boasts both front and rear gardens as well as large driveway and double garage.

Internally, it briefly comprises: entrance hallway, spacious lounge, kitchen with utility area, separate dining room, ground floor WC, open landing, family bathroom, three well proportioned bedrooms with a en-suite to the master. Other benefits include UPVC double glazing and gas central heating through out.

Situated in the semi-rural old 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:

Entrance door, radiator, light point, doors to the WC, lounge, kitchen and dining room.

LOUNGE:

17' 5" x 13' 1" (5.30m x 4.00m)

Feature fireplace with fitted gas fire, carpeted flooring, ceiling light points, radiators, windows and patio doors to the garden.

KITCHEN & UTILITY:

13' 1" x 11' 10" (4.00m x 3.60m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink

and drainer with mono tap, space for cooker, wall mounted gas boiler, light points, window to the side, opening to the utility area with further space for white goods and door to the side.

DINING ROOM:

9' 10" x 9' 6" (3.00m x 2.90m)

Carpeted flooring, ceiling light points, radiator and windows to front.

WC:

Suite comprising: low level WC, wash hand basin, light point, radiator, carpeted flooring and window to the side.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the loft space.

BEDROOM ONE:

11' 10" x 11' 10" (3.60m x 3.60m)

Built in wardrobes, carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.

EN-SUITE:

Suite comprising: shower cubicle, wash hand basin, low level WC, radiator, light point and window to the side.

BEDROOM TWO:

9' 10" x 10' 2" (3.00m x 3.10m)

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

BEDROOM THREE:

8' 2" x 6' 11" (2.50m x 2.10m)

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





FAMILY BATHROOM:

Suite comprising: bath with shower over and screen, wash hand basin, low level W/C, wall tiling, carpeted flooring, ceiling light, radiator and window to rear.

DOUBLE GARAGE:

Twin up and over metal front doors, light and electric points, pitched roof offering further storage.

EXTERNAL:

At the front is a tarmac drive with parking for several vehicles which leads to the front entrance door and detached double garage. There is also a lawn garden with hedged front border offering some privacy from the curb. The private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, lawn plus various trees, shrubs and flowerbeds. There are also twin sheds in the space behind the garage.

VIEWING:

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

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