



Church Lane
Fradley

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Lovett&Co. Estate Agents are pleased to offer for sale this spacious four bedroom detached family home in the sought after old village of Fradley.

The property is being offered with NO ONWARD CHAIN.

Occupying a generous plot the property offers ample parking to the front as well as a large private rear garden ideal for families to enjoy.

Internally, it briefly comprises: entrance hallway, large rear lounge-diner, kitchen, sitting/dining room, guest WC, tandem garage, landing, family bathroom and four large bedrooms.

Other features include: UPVC double glazing and gas central heating throughout.

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:

UPVC entrance door, carpeted flooring, ceiling light points, radiator, stairs to the first floor, doors to the lounge, kitchen and sitting/dining room.

LOUNGE-DINER:

22' 2" x 12' 6" (6.75m x 3.80m)
Feature fireplace with fitted electric fire, carpeted flooring, wall light points, radiator, full height window and patio doors to the rear garden.

BREAKFAST KITCHEN:

7' 3" x 19' 6" (2.20m x 5.95m)
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for cooker and white goods, breakfast area with space for small table and chairs, window to the front and door to the side access.

SITTING/DINING ROOM:

8' 0" x 17' 2" (2.45m x 5.22m)
Carpeted flooring, ceiling light point, radiator, windows to front and doors to the hallway and lounge.

GUEST WC:

Suite comprising: low level WC, wash hand basin, vinyl flooring, light point and window to the front.

TANDEM GARAGE:

8' 0" x 32' 0" (2.45m x 9.75m)
Up and over metal front door, light and electric points, window and door to the rear garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft hatch, doors off to four bedrooms and the family bathroom.

BEDROOM ONE:

8' 2" x 15' 9" (2.50m x 4.80m)
Built in wardrobe, carpeted flooring, radiator, ceiling light point and windows to the side and front.

BEDROOM TWO:

12' 4" x 9' 8" (3.75m x 2.95m)
Carpeted flooring, ceiling light point, radiator and window to rear.





BEDROOM THREE:

9' 8" x 9' 8" max (2.95m x 2.95m)

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

BEDROOM FOUR:

6' 9" x 10' 4" (2.06m x 3.15m)

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

FAMILY BATHROOM:

Suite comprising: bath, separate shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling spot lights, radiator, airing cupboard and window to side.

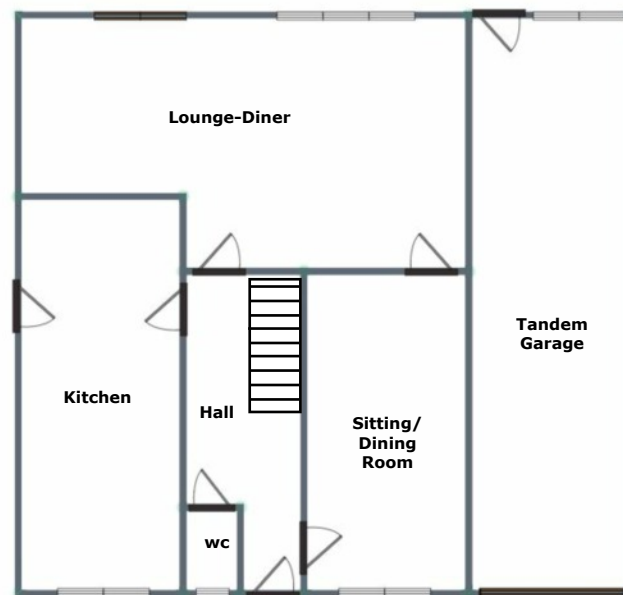


VIEWING:

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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