



Sayles Grove
Fradley

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Lovett&Co. Estate Agents are pleased to offer for sale, this immaculately presented three bedroom, executive detached home, situated on the popular modern residential development in Fradley.

The property is situated down a private shared driveway and overlooks a tranquil boulevard at the front. The ground floor showcases a stunning contemporary open-plan living area, complete with a high-spec fitted kitchen and a dining/family space. Additionally, there is a generously sized lounge, a utility room, a guest w/c, and a garage store. A versatile family room, currently serving as a playroom, offers the potential for various uses such as an office, gym, or games room. Upstairs, you will find three spacious double bedrooms, including a master with an en-suite, a family bathroom, and an open landing.

Externally there is a two car driveway to the front. The generous private rear garden offers a lawn and paved patio area. The property benefits from an NHBC guarantee with a large chunk of it still remaining.

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, tiled flooring, ceiling light point, radiator and door to lounge.

LIVING ROOM:

13' 5" x 12' 3" (4.1m x 3.74m)

Laminate flooring, TV & phone sockets, ceiling light point, radiator, windows to front and door to inner

hallway with stairs to first floor and doors to kitchen, guest w/c and garage.

KITCHEN/DINING/FAMILY AREA:

22' 11" x 9' 6" (6.99m x 2.90m)

Range of modern matching wall and base units incorporating cupboards, drawers and work surfaces, inset sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, integrated fridge-freezer and dishwasher, porcelain tiled flooring, radiator, ceiling light points, window and French doors to rear garden, and door to utility.

UTILITY:

Base unit, work surface with inset sink and drainer, space and plumbing for washing machine, porcelain tiled flooring, ceiling light point, wall mounted boiler and door to side of property.

GUEST WC:

Modern white suite comprising: low level WC, wash hand basin, heated towel rail, tiled flooring, ceiling light point and extractor.

FAMILY ROOM:

9' 11" x 10' 2" (3.01m x 3.09m)

Carpeted flooring, recessed spot lights, radiator and door to garage store.

GARAGE STORE:

9' 8" x 9' 11" (2.94m x 3.01m)

Up and over door to front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms and family bathroom.

MASTER BEDROOM:

13' 1" x 9' 9" (4.00m x 2.98m)

Fitted wardrobe, carpeted flooring, radiator, ceiling light/fan point, window to front and door to en-suite.





MODERN FITTED EN-SUITE:

White suite comprising: shower cubicle, pedestal wash hand basin, low level w/c, tiled walls and flooring, ceiling light point, heated towel rail and window to front.

BEDROOM TWO:

13' 1" x 9' 6" (4.00m x 2.90m)

Carpeted flooring, ceiling light point, radiator, windows to rear.

BEDROOM THREE:

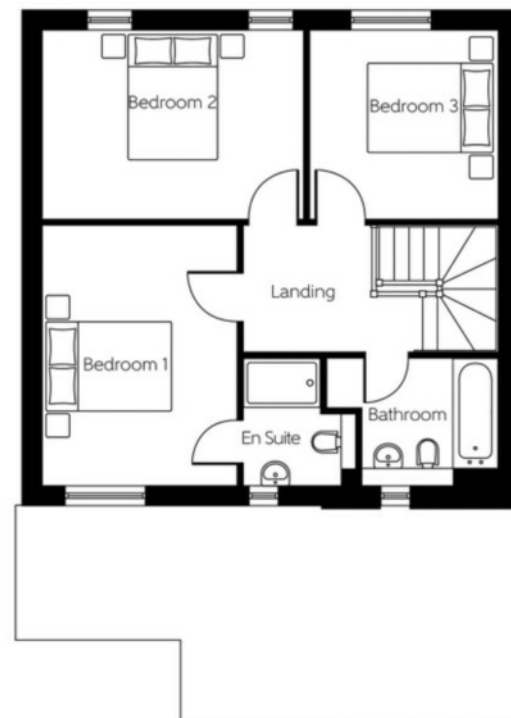
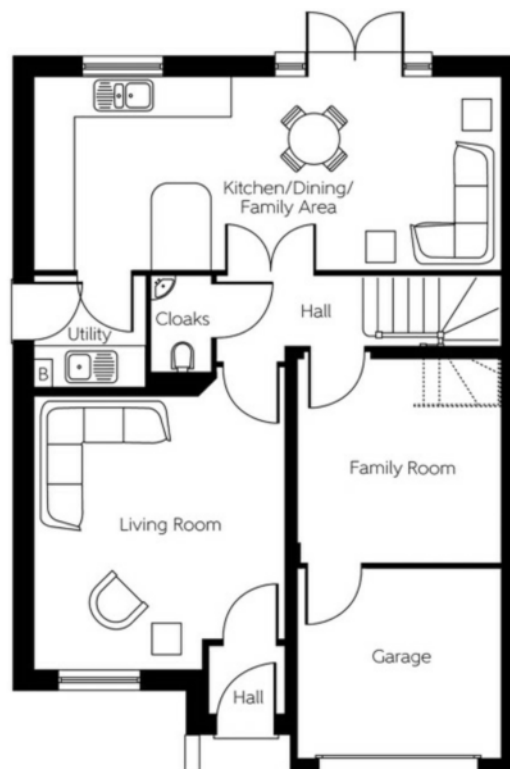
9' 6" x 9' 6" (2.90m x 2.89m)

Laminate flooring, ceiling light point, radiator, windows to rear.



MODERN FITTED FAMILY BATHROOM:

White suite comprising: bath, pedestal wash hand basin, low level w/c, wall tiling, porcelain tiled flooring, ceiling light point and window to front.



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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