



Statfold Lane
Fradley

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Lovett&Co. Estate Agents are delighted to present for sale this immaculately presented and generously proportioned four-bedroom detached family home, offered with no onward chain.

Set on a substantial plot, the property has been finished and maintained to an excellent standard throughout, offering spacious and versatile accommodation ideal for modern family living.

Externally, the home boasts ample off-road parking for multiple vehicles, a double garage, and a beautifully maintained private rear garden with a well-kept lawn, patio area, and gated side access.

Internally, the accommodation comprises: a welcoming entrance hallway, a bright and spacious lounge featuring a charming fireplace, a modern fitted kitchen with adjoining utility area, a separate dining room, and a guest WC. Upstairs, a galleried landing leads to four well-proportioned bedrooms, including a master bedroom with en-suite, and a stylish family bathroom.

Other benefits 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:

Composite door, laminate flooring, ceiling light point, useful storage cupboard, stairs to first floor and doors to the lounge, dining room, guest WC and kitchen.

LOUNGE:

13' 9" x 15' 5" (4.20m x 4.71m)

Feature fireplace with fitted gas fireplace, laminate flooring, coving, TV aerial & phone sockets, ceiling light point, radiators, French doors to the garden and window to the front.

KITCHEN & UTILITY:

18' 3" x 12' 0" (5.55m x 3.67m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, range cooker with extractor hood, space for appliances including an American fridge-freezer, dishwasher and washing machine, ceiling spot lights, contemporary radiator, window and door to the rear garden.

DINING ROOM:

11' 4" x 9' 4" (3.45m x 2.85m)

Laminate flooring, ceiling light point, radiator and window to the front

GUEST WC:

Modern fitted suite comprising low level WC, wash hand basin, tiling floor and walls, radiator, light point and window to the side.

FIRST FLOOR GALLERY LANDING:

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

MASTER BEDROOM:

14' 2" x 8' 10" (4.31m x 2.70m)

Carpeted flooring, radiator, ceiling light point, window to rear and door to the en-suite.

EN-SUITE:

Modern fitted suite comprising: walk in shower cubicle with mains fitted shower, wash hand basin, low level WC, tiled wall and flooring, radiator, extractor fan and window to the rear.

BEDROOM TWO:

9' 10" x 10' 0" (3.00m x 3.05m)

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

BEDROOM THREE:

11' 4" x 6' 7" (3.45m x 2.00m)

Laminate flooring, ceiling light point, radiator and window to the front.





BEDROOM FOUR:

8' 6" x 6' 5" (2.60m x 1.95m)

Built in wardrobes, laminate flooring, radiator, light point and window to the front.

FAMILY BATHROOM:

2.77m (9' 1") x 1.96m (6' 5")

White suite comprising: bath, pedestal wash hand basin, shower, W/C, wall tiling, vinyl flooring, ceiling spot lights and window to rear.

DOUBLE GARAGE:

16' 5" x 15' 9" (5.00m x 4.80m)

Electric remote controlled electric roller shutter door, light and electric points, pitched roof offering potential storage space.

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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