



Rogerson Road
Fradley

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Ideal Family Home in a Sought-After Location

A superb opportunity to acquire a modern, energy-efficient, and spacious 5 bedroom family home in a peaceful residential setting. With versatile internal space, stylish finishes, and a low-maintenance garden that catches the afternoon sun, this home is move-in ready and ideal for growing families or remote workers.

Location

Situated in a highly desirable part of Fradley, just minutes from Lichfield, this property offers excellent access to:

- A38 for routes to Birmingham, Burton & Derby
- Lichfield Trent Valley & City stations with direct trains to Birmingham & London
- Well-regarded local schools, including St Stephen's Primary
- Village amenities including shops, parks, and green space

At a Glance:

- Approx. 196 sq m of internal space across three floors
- Five genuine double bedrooms including an en-suite master suite with dressing area
- Three reception rooms offering versatile family living space
- Jack & Jill bathroom on the first floor
- South-west facing low-maintenance garden with patio and artificial lawn
- Garage & off-road parking
- Fibre broadband (up to 500MB), Sky dish, smart Ring alarm system, and Electrical & Gas safety certificates
- Condensing gas boiler, serviced annually
- EPC rating: C

Accommodation Overview:

Ground Floor

Entrance Hall –

Welcoming entry space with access to cloakroom and ground floor WC

Reception Room One (Lounge) –

19' 10" into bay x 13' 5" (6.05m into bay x 4.09m)
Rear aspect, patio doors to garden, wooden flooring, and feature gas fireplace

Reception Room Two (Dining Room) –

12' 2" x 9' 5" (3.71m x 2.87m)
Flexible living/dining space with wooden flooring and front-facing window

Reception Room Three (Study) –

8' 2" x 9' 2" (2.49m x 2.79m)
Dedicated home office with 2 workstations for hybrid working

Kitchen –

11' 9" x 10' 6" (3.58m x 3.20m)
Well-equipped with a range of fitted wall and base units, complementary worktops, integrated double oven, gas hob with extractor, fridge/freezer, and plumbing for dishwasher and washing machine

Second Floor

Master Bedroom Suite –

21' 3" max x 21' 9" max (6.48m max x 6.63m max)
Large double room with dedicated dressing area, fitted wardrobes, and spotlight lighting

En-Suite Bathroom –

Includes a shower cubicle, wash hand basin, and WC

First Floor

Bedroom Two –

14' 1" into bay x 14' (4.29m into bay x 4.27m)
Spacious double bedroom with rear aspect bay window and access to Jack & Jill bathroom

Bedroom Three –

11' x 14' 3" (3.35m x 4.34m)
Double bedroom with fitted wardrobes and front aspect windows

Bedroom Four –

12' 1" x 9' 6" (3.68m x 2.90m)
Double room with rear aspect window

Bedroom Five –

11' 10" x 10' 2" (3.61m x 3.10m)
Front-facing double bedroom

Jack & Jill Bathroom –

Stylish four-piece suite with panelled bath, shower cubicle, WC, and wash hand basin; tiled walls and flooring





External Features

Rear Garden –

South-west facing, featuring a paved patio, artificial lawn, mature cherry tree, and gated side access

Garage –

Single garage for storage or parking plus off-road parking in front of garage with electric car charger.

Additional Features

- Sky dish installed
- Fibre broadband (up to 1GB)
- Ring video doorbell and internal camera system
- Condensing gas boiler – serviced annually
- Electrical & Gas safety certificates available
- Council Tax Band: F
- Tenure: Freehold

VIEWING:

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

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