



CHARLIE SKIPP

exp[®] UK

@ charlie.skipp@exp.uk.com

charlieskipp.exp.uk.com

07721 760 372

31 St Stephens Way,
£430,000

4 2 2



From the moment you step inside, there's a sense of space and practicality. A welcoming entrance hall sets the tone, leading to thoughtfully designed interiors that have been created with modern living in mind. The generous sitting room enjoys views across the garden and opens onto the patio, inviting the outside in during the warmer months, while a separate study provides the ideal retreat for home working, hobbies or a quiet reading space.

At the heart of the home lies the contemporary kitchen and dining area – a sociable setting where weekday breakfasts, family dinners and weekend gatherings can unfold with ease. Bright, functional and beautifully proportioned, it's a space designed to bring people together.

Upstairs, four well-appointed bedrooms offer flexibility for growing families and visiting guests alike. The principal suite enjoys the added luxury of its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

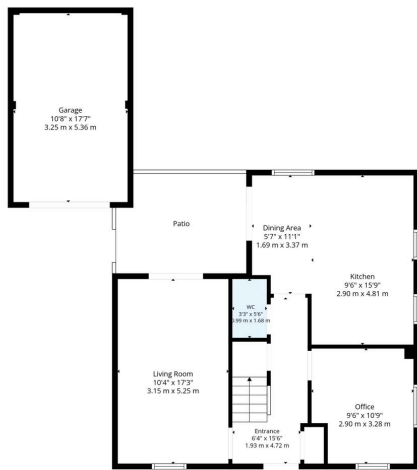
Outside, the appeal continues. The landscaped rear garden has been designed for easy enjoyment, creating a private haven for summer entertaining, children's play or simply unwinding at the end of the day. A driveway and single garage provide practical off-road parking and additional storage.

Life in Fradley offers the best of both worlds – a welcoming village atmosphere with everyday amenities close at hand, while the cathedral city of Lichfield is just a short drive away. Excellent road connections make commuting straightforward, and nearby canals, countryside walks and green open spaces provide endless opportunities to slow the pace and enjoy the outdoors.

Combining generous accommodation, versatile living spaces and an enviable location, this is a home that offers far more than first impressions suggest. Early viewing is strongly recommended.

REF: CS1106





Total: 1240 sq. Ft. 116 m²
 1st Floor: 620 sq. Ft. 58 M², 2nd Floor: 620 sq. Ft. 58 m²
 Excluded Areas: Garage: 188 sq. Ft. 17 M², Patio: 108 sq. Ft. 10 M², Walls: 139 sq. Ft. 13 m²
Floor Plan Created by Harish Mehta. Measurements Derived Using Multiple Data Not Guaranteed.

- Spacious four-bedroom detached family home
- Offered with no upward chain
- Contemporary open-plan kitchen/dining area
- Generous principal bedroom with stylish en-suite shower room
- Council tax band E
- Sought-after location close to excellent schools and everyday amenities
- Beautifully presented and ready to move straight into
- Private driveway and single garage providing ample parking
- Energy efficient with an EPC rating of B
- REF: CS1106

