



42 Violet Walk, Fradley

£480,000

4 0 0



Step into this beautifully presented four-bedroom detached property, ideally located in a popular residential area, offering spacious and versatile living arrangements perfect for a modern household.

Situated within the popular and modern Fradley Park development, Violet Way enjoys a convenient position just a short drive from Lichfield city centre, offering an excellent range of shops, restaurants, cafés and leisure facilities. The area benefits from well-regarded local schools including Fradley Park Primary School, making it ideal for families. For commuters, there is easy access to the A38, providing links to Birmingham, Burton-on-Trent and the wider motorway network, while Lichfield Trent Valley and Lichfield City railway stations offer regular rail services. Fradley itself also provides everyday amenities including local shops, parks and scenic canal-side walks, creating a well-connected yet pleasant residential setting.

Upon entering, you are greeted by a welcoming entrance hall featuring stylish tiled flooring and attractive part-panelled walls, leading to the guest WC and the heart of the home. The ground floor boasts a cosy living room with a built-in media wall, a versatile study/playroom, and an impressive open-plan kitchen and dining area that truly serves as the hub for daily life and entertaining. The contemporary kitchen is well-equipped with integrated appliances and flows seamlessly into the dining area, which benefits from French doors opening directly onto the rear garden, bathing the space in natural light. Upstairs, a bright landing leads to the master bedroom with its own en-suite shower room, three further well-proportioned bedrooms, and a modern family bathroom.

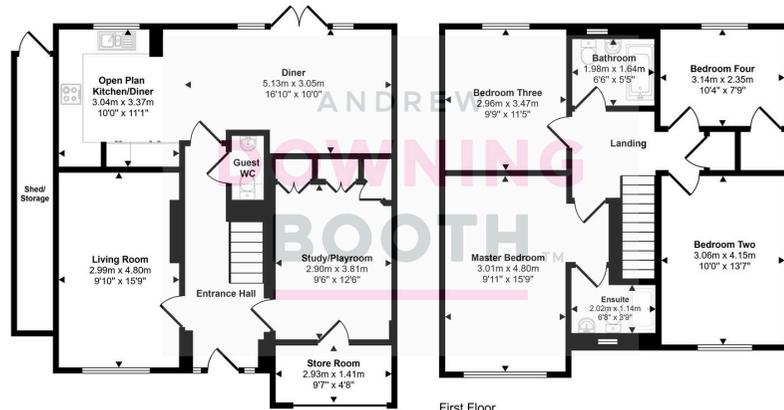
Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer. To arrange your viewing, please contact the office today.

Entrance Hall

A front-facing composite door opens into a welcoming entrance hall fitted with stylish tiled flooring and a contemporary staircase. The space features attractive part-panelled walls, a radiator, and doors providing access to the guest WC and main living accommodation.



Approx Gross Internal Area
146 sq m / 1569 sq ft



Ground Floor
Approx 78 sq m / 843 sq ft

First Floor
Approx 67 sq m / 726 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Four Bedroom Detached Family Home
- Great Location Close To Local Amenities & City Centre
- Spacious & Private Landscaped Rear Garden
- Guest WC
- EPC Rating:
- Beautifully Presented Throughout
- Master Bedroom With Ensuite Shower Room
- Open Plan Contemporary Style Kitchen/Diner
- Additional Reception Room Utilised As Study/Playroom
- Council Tax Band:

