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ESTATE AGENTS

# St Stephens Way, Fradley, Lichfield, WS13 8YY

£440,000

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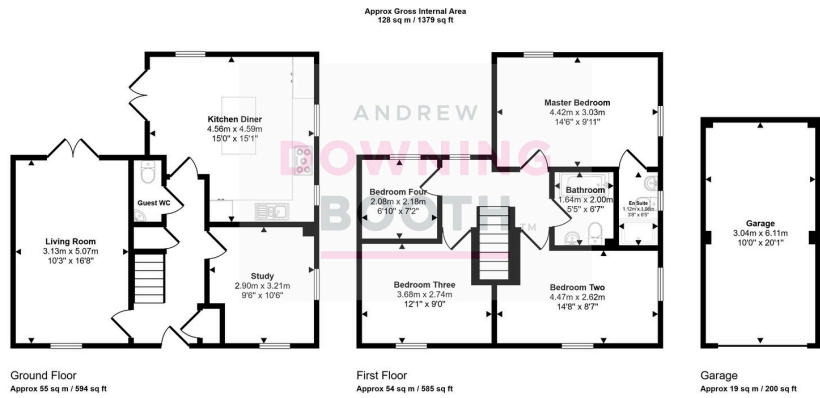
Discover this superb four-bedroom detached home, offering modern living spaces, a desirable garden and no upward chain is ideally situated on St Stephens Way in Fradley, Lichfield.

This property is located in the pleasant village of Fradley, a sought-after area near the historic city of Lichfield. Residents benefit from convenient access to a range of local amenities within Fradley itself, including shops and local services. The area is well-regarded for its community feel and offers good transport links, with easy access to major road networks, providing straightforward routes to Lichfield city centre, Burton-on-Trent, and other surrounding towns. For those who enjoy the outdoors, nearby canals and green spaces offer opportunities for leisurely walks and recreation.

The accommodation is thoughtfully arranged, beginning with a welcoming entrance hall that leads into the main living areas. The ground floor features a bright and spacious living room with garden access, a versatile study ideal for home working, and a contemporary kitchen/diner. Upstairs, you will find four well-proportioned bedrooms, including a master bedroom with an en-suite shower room, and a modern family bathroom. Externally, the property boasts a driveway providing off-road parking, a single garage, and an attractive, low-maintenance rear garden perfect for relaxation and outdoor entertaining.

An internal viewing is highly recommended to fully appreciate the space, modern finishes, and desirable location of this inviting home.





This footprint 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. 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
- No Upward Chain
- Open Plan Kitchen/Diner With Double Doors Open To The Garden
- Master Bedroom With Ensuite Shower Room
- EPC Rating: B
- Great Location Close To Local Schools & Amenities
- Well Presented Throughout
- Driveway & Single Garage
- Guest WC & Study
- Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	