

BROADLANDS DUMORE HAY LANE  
FRADLEY  
LICHFIELD  
WS13 8PL

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

An impressive family residence offering stylish living across two floors with landscaped gardens. This outstanding home offers generous living space, contemporary comforts, and elegant styling throughout.

### Accommodation

#### Ground floor:

Porch entrance

Reception hall

Hallway cloaks closet

Guest WC

Family room with bay window overlooking the front of the property

Lounge with bay windows looking out onto the front of the home

Large open plan kitchen with French windows opening onto the rear garden patio and dining area with fold-away windows inviting the outdoors in.

Utility room with access to the side of the property

Stairway to first floor

#### First Floor:

First floor landing

Airing cupboard

Principal Bedroom with Ensuite bathroom and walk-in dressing room

Family bathroom with bathtub and separate shower

Bedroom number two with large built-in wardrobes and ensuite shower-room

Bedroom three overlooking the front of the property

#### Gardens and Grounds:

Brick paved driveway, with laid to lawn area with mature tree and shrub

Stone paved patio for alfresco dining and laid to lawn rear garden

Fenced secure rear garden

EPC rating: B

Approximate floor area: 1917 sq. Ft or 178.1 sq. Meters

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



### Situation

The property is a short distance from the village of Fradley and the Fradley village church, primary school, village hall, community centre, shops for local amenities and Fradley Canal. Beacon Park is only a few miles away offering great scope for walking and a variety of outdoor activities.

Lichfield is well placed for access to regional centres and the motorway network. Birmingham is 22 miles away and the M6 Toll (T5) is just 4 miles away giving fast access to the M6 and M42.

In Lichfield there are Waitrose, Tesco and Morrisons supermarkets together with an array of restaurants, bars and coffee shops. Lichfield city centre provides a comprehensive range of shops and restaurants within the Three Spires high street along with the beautiful Cathedral situated next to Stowe Pool in the heart of the city.

Schooling in the area includes St Stephens primary, along with a primary school Fradley Park. For Secondary schools there is King Edwards, The Friary and Netherstowe all in Lichfield and close by in Barton there is the John Taylor Academy. Purchasers are advised to check with the Council for up-to-date information on school catchment areas.

### Description of Property

An elegant and spacious family home, thoughtfully designed to combine modern comfort with timeless charm. Nestled behind a welcoming porch entrance, the property opens into a bright and airy reception hall, setting the tone for the beautifully presented interiors throughout.

The ground floor features a well-planned layout, ideal for both everyday living and entertaining. Off the hallway, a cloak closet offers practical storage, while a guest WC provides added convenience for visitors. To the front of the home, the family room, with its attractive bay window, offers a cosy retreat with an abundance of natural light.

Adjacent to this is a generously proportioned lounge, also boasting a charming bay window overlooking the front garden, ideal for relaxation or entertaining guests.

At the heart of the home lies the expansive open-plan kitchen and dining area, a true highlight of the property. This contemporary space is bathed in light, with French doors that open directly onto a stone-paved rear garden patio, perfect for seamless indoor-outdoor living. Fold-away windows in the

dining area further enhance the connection to the garden, creating an inviting space for alfresco dining or family gatherings. A separate utility room offers additional workspace and convenient side access to the property. A central staircase leads gracefully to the first floor.

Ascending to the first floor, a spacious landing leads to all bedrooms and includes an airing cupboard for linen storage. The principal bedroom is a luxurious haven, complete with a stylish ensuite bathroom and a walk-in dressing room offering ample wardrobe space. Bedroom two is also generously sized, featuring large built-in wardrobes and its own private ensuite shower room. Bedroom three, located at the front of the house, enjoys a peaceful outlook and flexible use. A well-appointed family bathroom serves this floor, featuring both a bathtub and a separate shower for ultimate convenience.

### Gardens and Grounds

Outside, the property is approached via a brick-paved driveway, bordered by a neatly laid lawn with a mature tree and well-established shrubs, creating an attractive frontage. To the rear, a beautifully landscaped stone patio provides the perfect setting for outdoor dining and summer entertaining, while the fenced, secure garden features a further lawned area, ideal for children or pets to play safely.

### Distances

Lichfield City centre 4.8 miles  
Tamworth 11.8 miles  
Sutton Coldfield 13.8 miles  
Birmingham 22.8 miles  
Birmingham International/NEC 23.8 miles

(Distances approximate)

### Directions from Aston Knowles

Via London Road

Head south-east on High St/A5127 towards Coleshill St, Continue straight onto Coleshill St, Turn right to stay on Coleshill St, Turn right at the 1st cross street onto High St/A5127, Turn right onto Tamworth Rd/A453, At the roundabout, take the 1st exit onto London Rd/A38, At Swinfen Interchange, take the 3rd exit onto the A38 slip road to M1 N/Burton/Derby, Continue onto A38, Slight left onto Fradley Ln, Turn right to stay on Fradley Ln, Slight right to stay on Fradley Ln, Turn right onto Church Ln, Slight left onto Dumore Hay Ln, the property will be on your left.





## Terms

Tenure: Freehold

Local Authorities: Lichfield

Tax Band: G

Average area Broadband speed: 67 Mbps

## Services

We understand that mains water, drainage, electricity, and gas are connected.

## Fixtures and Fittings

Only those items mentioned in the sales particulars are to be included in the sale price. All others are specifically excluded but may be available by separate arrangement.

## Viewings

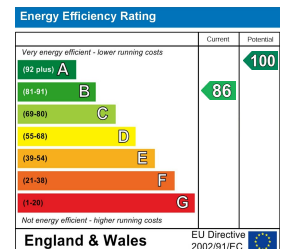
All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

## Disclaimer

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Photographs taken May 2025

Particulars prepared May 2025



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