

6 Lakin Lane, Fradley

Lichfield WS13 8SW

Downes & Daughters
ESTATE AGENCY

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Lichfield WS13 8SW
£320,000

An elegant three bedroom, semi-detached family home on this popular development, in a highly coveted corner of Fradley, with host of amenities only moments away. Immaculately presented throughout, in a tasteful contemporary style, the accommodation offers spacious and flexible living spaces over three floors, with the star of the show being a wonderfully opulent principal bedroom suite. Having benefitted from a number of updates by the current owners, including high quality fitted wardrobes in every bedroom the accommodation comprises: Entrance hallway with clever under stair storage, guest cloakroom, breakfast kitchen and living/dining room on the ground floor, whilst the upper floors boast that impressive principal bedroom with dressing room and en suite shower room and attractive gallery, useful 'study' landing space, two further bedrooms and a family bathroom. Externally the property occupies an easily accessible position within easy reach of Fradley's growing list of amenities and primary and nursery schools. This perfect home also has the benefit of private driveway parking with EV charger, a single garage and well presented gardens.

Viewing is essential to appreciate the attractive nature of this property, its contemporary presentation and its enviable position within this popular development.

GROUND FLOOR
Entrance Hallway With Clever Under Stair Storage Draws • Guest Cloakroom • Breakfast Kitchen • Living & Dining Room With Double Doors To Rear Garden

FIRST FLOOR
Landing • Bedroom Two With High Quality Fitted Wardrobes & Study Desk & Shelving • Bedroom Three With High Quality Fitted Wardrobes • Family Bathroom • Open Landing Study Space & Stairs Rising To Second Floor

SECOND FLOOR
Stairs Rise Directly In To Opulent Principal Bedroom Suite With Attractive Gallery • Dressing Room With High Quality Fitted Wardrobes & Dressing Table • En Suite Shower Room

OUTSIDE
Private Driveway Parking Adjacent To Property With EV Charger • Single Garage • Gated Side Access • Lawned Rear Garden With Patio & Gravelled Seating Areas • Stylish Front Garden With Artifical Lawn & Boundary Estate Farm Fencing

FURTHER INFORMATION
Freehold (TBC By Solicitor) • Energy Rating B • Council Tax Band D • Upvc Double Glazing • Gas Central Heating • All Mains Services

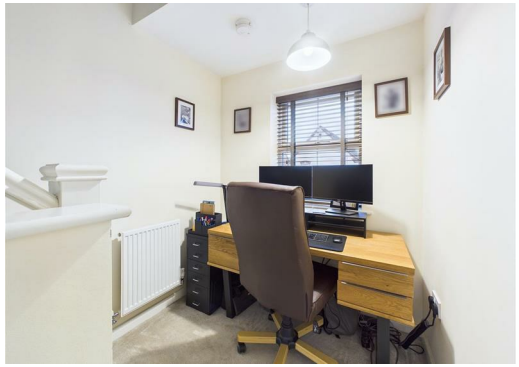




















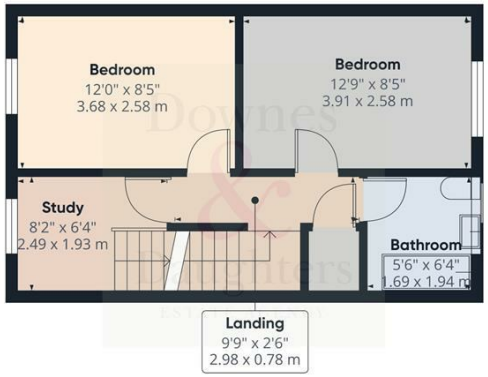








Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area(1)
1161 ft²
107.7 m²

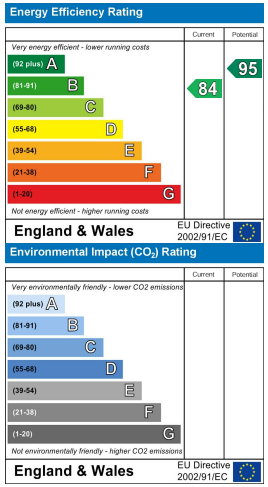
Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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