



Allen Way, Fradley
Lichfield, WS13 8XL

Offers in the Region Of £350,000

Fradley

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Welcome to 'The Newport', a fabulous three storey modern home built by Bellway homes in 2021, located in Sheasby Park, Fradley just outside of Lichfield City Centre.

This very well presented family home offers a perfect mix of living accommodation coupled with generous bedroom sizes laid out across a versatile three storey layout.

The ground floor comprises of a stylish open plan kitchen/family room with dining space and a seating area, a guest cloakroom and door to the rear garden.

The first floor features a double bedroom currently used as a home office, a family bathroom and a spacious living room.

The top floor features three bedrooms and a second bathroom.

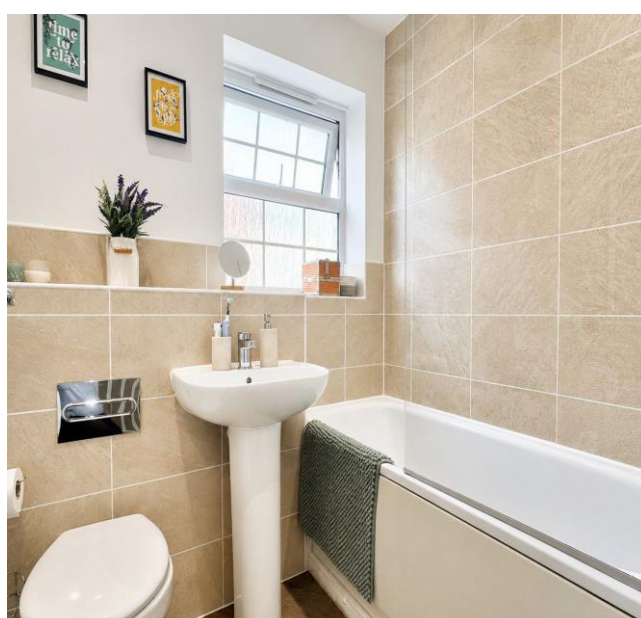
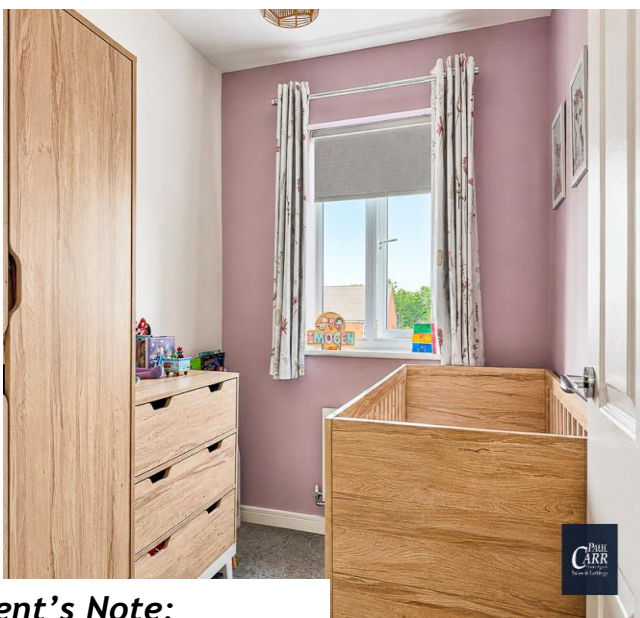
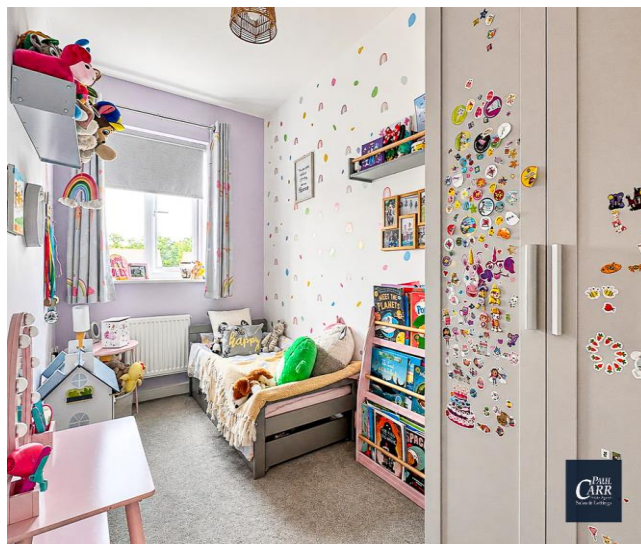
To the outside is a front garden, driveway parking and a side garage.

The rear garden is privately enclosed and features a patio area and side door to the garage.

This lovely family home offers excellent value for money and early viewing is recommended to avoid missing out!

Contact Paul Carr Lichfield to arrange an appointment to view!





Property Specification

'The Newport' by Bellway Homes
Beautifully Presented Three Storey Family Home
Garage & Driveway
Sought After Sheasby Park Development
Four Bedrooms & Two Bathrooms

Entrance Hall

Kitchen/Family Room

WC

First Floor Landing

Living Room

Bedroom Two/Home Office

Family Bathroom

Second Floor Landing

Bedroom One

En-Suite

Bedroom Three

Bedroom Four

Garage

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 16th July 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Water, Drainage, Gas, Electric
Council tax band: D
Tenure: Freehold
Other: small loft space. insulated and boarded, ladder

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

