



Williams Avenue, Fradley
Lichfield, WS13 8TE

£350,000

Fradley

£350,000



Immaculately Presented Four Bedroom, Four Storey Town House with Garage & Driveway Parking Located in Fradley, Lichfield.

Offered with No Onward Chain!

Beautifully presented throughout and finished to an exceptional standard, this stylish four-bedroom, four-storey townhouse offers contemporary family living in the ever-popular village of Fradley. Boasting spacious and versatile accommodation the standout feature is the stunning refitted breakfast kitchen featuring integrated appliances, fabulous Quartz worktops, a wine cooler, Belfast sink and an island perfect for entertaining or family gatherings. The welcoming entrance hall leads to a versatile front room ideal as a home office, a guest cloakroom and through to the beautifully appointed modern kitchen. Off the kitchen is a conservatory overlooking the private rear garden. The first floor layout sees the elegant and stylish living room featuring two Juliet balconies. There is also double bedroom to this floor. The second floor offers two further double bedrooms and a refitted, contemporary family bathroom. The main bedroom features a refitted en-suite shower room and built-in wardrobes. The converted loft space provides a fourth bedroom, office space or home gym and plenty of light floods in through the two Velux windows, offering lovely views over open fields. The flexible accommodation suits buyers of all ages and is perfect for growing families. Externally, the property enjoys an attractive frontage, an enclosed rear garden with side gated access and a rear gate to the garage and driveway parking with electric car charger.

Situated within the sought-after village of Fradley, the property benefits from excellent local amenities including two highly regarded Primary Schools, Co-op convenience store, cafés, a gym and scenic countryside walks with the ever-popular Fradley Junction close-by. Lichfield City Centre is just a short drive away and commuters are well served by excellent transport links including the A38, M6 Toll and nearby rail services.

A viewing is highly recommended to fully appreciate the quality of finish, generous space and versatility this exceptional home has to offer.

Call Paul Carr Lichfield to arrange an appointment today!





Property Specification

Impressive Modern Four-Storey Family Home
Stylish Kitchen with Island, Quartz Worktops & Integrated Appliances
Ground Floor Office & WC
Four Double Bedrooms, En-Suite to Main Bedroom
Conservatory

Hall 4.59m (15'1") x 2.00m (6'7")

Office 2.67m (8'9") x 2.67m (8'9")

WC 1.67m (5'6") x 0.89m (2'11")

Kitchen 4.70m (15'5") x 3.80m (12'6")

Conservatory 3.21m (10'6") x 3.14m (10'4")

Lounge 4.70m (15'5") x 3.80m (12'6")

Bedroom 3 3.80m (12'6") x 2.73m (8'11")

Bedroom 1 3.31m (10'10") x 2.21m (7'3")

En-suite 2.44m (8') x 1.09m (3'7") max

Bedroom 2 3.80m (12'6") x 2.66m (8'9")

Bathroom 1.94m (6'4") x 1.49m (4'11")

Bedroom 4 6.11m (20'1") x 3.78m (12'5")

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: 1st August 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:

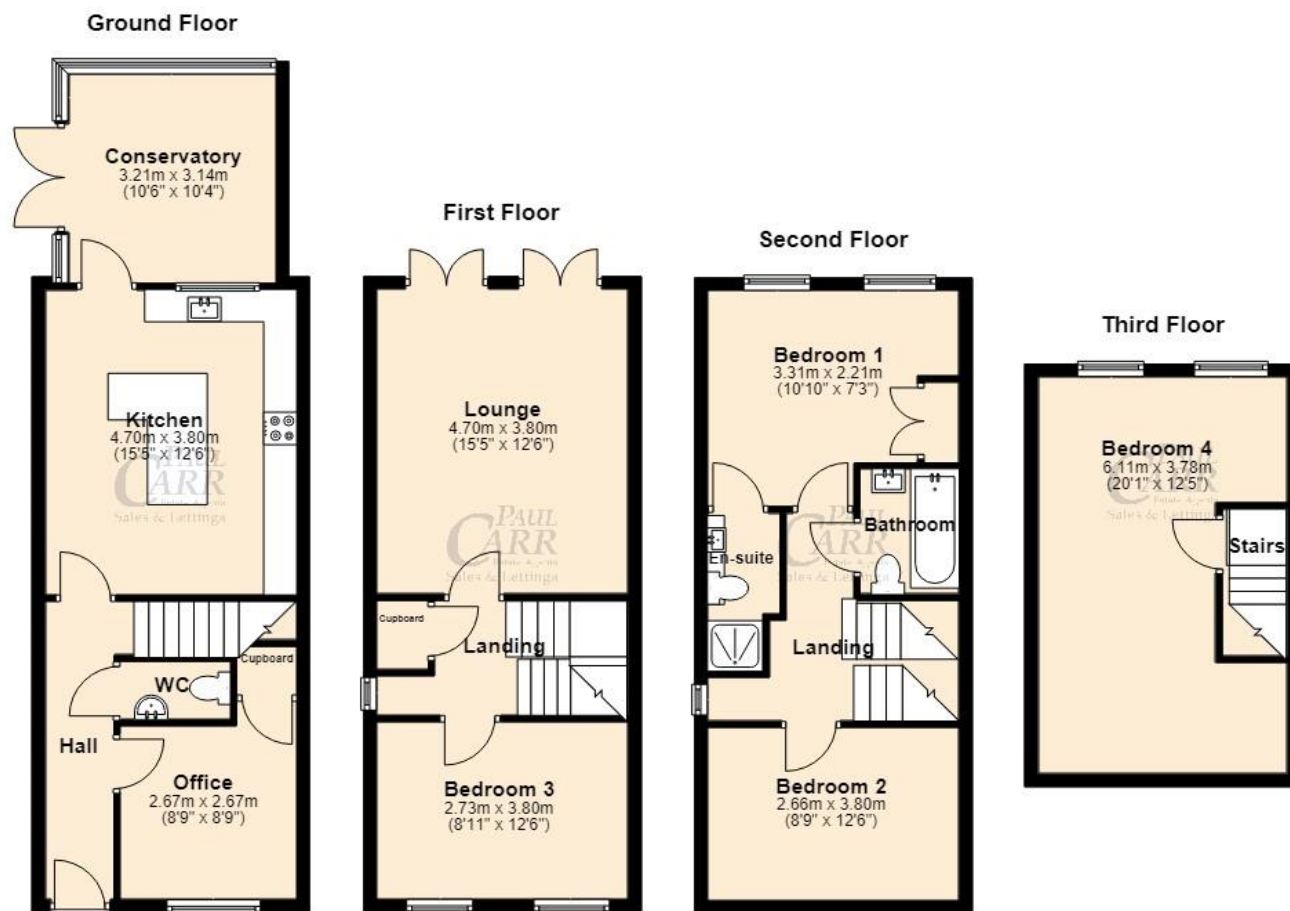
Services connected: Water, Drainage, Gas, Electric

Council tax band: D

Tenure: Freehold

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		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

