



3 St. Stephens Way, Fradley
Lichfield WS13 8YY

Downes & Daughters
ESTATE AGENCY

3 St. Stephens Way, Fradley Lichfield WS13 8YY £569,950

Occupying one of the most desirable positions this incredibly popular development has to offer, with an open green outlook toward the attractive entrance to the estate, known for its attractive mix of house designs and styles and landscaped open green spaces. The ex-show home credentials are very evident from the moment you set eyes on this incredible property and the striking approach makes you aware you are about to see something rather special. Dripping with extras and upgrades from the original build and then improved, both internally and externally, by the current owners the exacting standards and flawless contemporary design are evident at every turn. The internal accommodation comprises: Striking entrance hallway with guest cloakroom, living room, sitting room or study, utility and a showpiece open plan kitchen, diner and family room with access to the rear garden. The first floor is equally impressive with the elegant gallery landing being a popular design feature of this property type, a principal bedroom with fitted wardrobes and modern en suite shower room, three further double bedrooms all with fitted wardrobes and a family bathroom. The front facing rooms benefitting from a pleasant open outlook. Externally the property has benefitted from quite a makeover with the simply stunning landscaping of the gardens with the stylishly planted front garden with estate farm style fencing being a particularly stylish touch. The rear really needs to be seen to be believed with good levels of privacy and patio seating areas with options for entertaining and barbecuing, raised sleeper beds boast a vibrant mix of established plants and shrubs and the neat lawn has also been well cared for. A side gate gives access to the driveway with security lighting and a single garage.

Viewing is essential to appreciate the impressive nature of this property and its unrivalled position within the development.

GROUND FLOOR

Attractive Entrance Hallway • Guest Cloakroom With Storage Cupboard • Study/Sitting Room • Striking Open Plan Kitchen, Diner & Family Room With Floor To Ceiling Windows & Door To Rear Garden • Utility Room With Door To Garden

FIRST FLOOR

Attractive Gallery Landing With Airing Cupboard • Principal Bedroom With Fitted Wardrobes • En Suite Shower Room • Bedroom Two With Fitted Wardrobes • Bedroom Three With Fitted Wardrobes • Bedroom Four With Fitted Wardrobes • Family Bathroom With Separate Bath & Shower

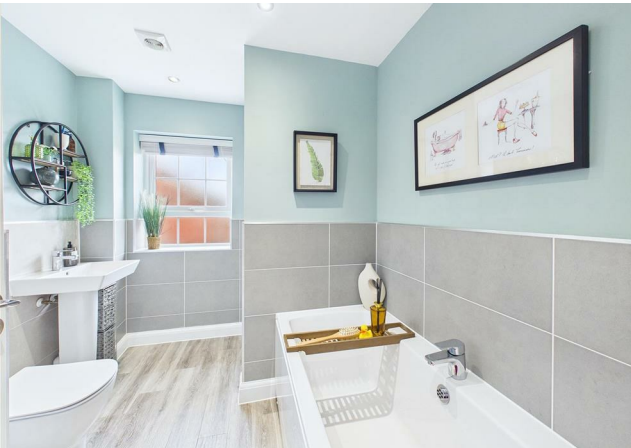
OUTSIDE

Striking & Stylishly Planted Front Garden With Boundary Estate Farm Fencing • Patio Seating Area To Enjoy Open Front Aspect • Private Driveway Parking With Security Lighting • Single Garage • Simply Stunning Landscaped Rear Garden With Great Levels Of Privacy • An Attractive Mix Of Patio Seating Areas, Shaped Lawn & Lavishly Stocked Raised Beds & Borders • Timber Storage Shed & Gated Side Access

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Energy Rating B • Council Tax Band E • All Mains Services • Fibre Broadband Available • Upvc Double Glazing • All Mains Services







Floor 0



Floor 1



Approximate total area⁽¹⁾
1655 ft²
153.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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