



**Connells**

Rogerson Road  
Fradley Lichfield

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Fradley Lichfield WS13 8PE

for sale offers over  
**£500,000**



### Property Description

Enjoying a tranquil setting is this regal detached family home, offering 5 spacious bedrooms, magnificent open plan living and a peaceful setting within Fradley Village. The property resides on the borders of the popular modern development of Fradley South, combining uber spacious family accommodation with convenient access to local amenities and commuter routes. The setting is an ideal base to enjoy the outdoors, with canalside walks and cycling available nearby as well as a wealth of local greens and wildlife to appreciate.

With generous interiors extending over three floors, the ground floor is laid to a central reception hall, three separate reception rooms, a wonderfully modern kitchen and a guest Wc. Five spacious bedrooms are laid over the first and second floors with the master having an en-suite, as well as a jack and jill family bathroom set to the first floor. Outside we have parking and a garage with a stunning landscaped rear garden offering a secluded space to enjoy the peaceful location. The property is serviced by mains has central heating and double glazed windows.

**\*\*NO ONWARD CHAIN\*\***

**\*\*VERY POPULAR LOCATION\*\***

**\*\*LARGE DELUXE FAMILY HOME THAT REALLY DESERVES AN INTERNAL INSPECTION TO BE FULLY APPRECIATED\*\***

**\*\*CALL CONNELLS TODAY TO BOOK YOUR VIEWING SLOT\*\***

### Entrance Hall

### Guest Cloakroom

### Study

9' 1" x 8' 2" ( 2.77m x 2.49m )

### Lounge

19' 8" x 13' 4" ( 5.99m x 4.06m )

### Dining Room

12' 1" x 9' 4" ( 3.68m x 2.84m )

### Kitchen

11' 7" x 10' 4" ( 3.53m x 3.15m )

### First Floor Landing

### Bedroom Two

14' 3" x 11' ( 4.34m x 3.35m )

### Bedroom Three

14' 1" x 13' 9" ( 4.29m x 4.19m )

### Bedroom Four

14' 3" x 11' ( 4.34m x 3.35m )

### Bedroom Five

12' 1" x 9' 8" ( 3.68m x 2.95m )

### Family Bathroom

### Second Floor Landing

### Master Bedroom

21' 5" MAX x 19' 8" MAX ( 6.53m MAX x 5.99m MAX )

### Master En Suite

### Rear Garden

### Garage And Parking

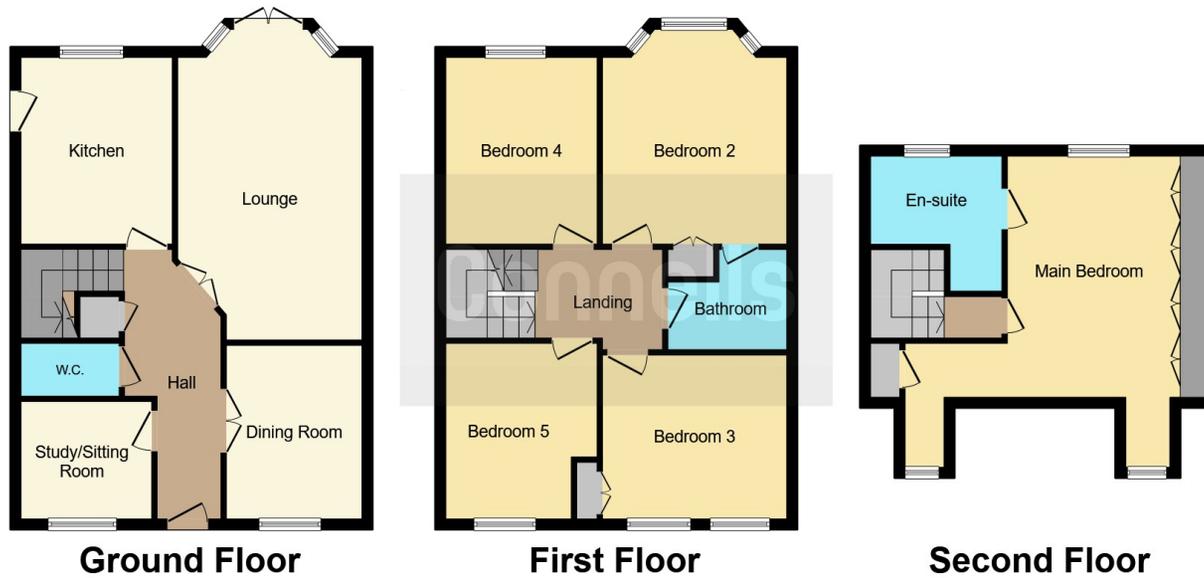
### Location

The property lies on the popular Fradley South development being within excellent reach of both old Fradley village and the Cathedral City of Lichfield. The old village, popular for its character cottages and quiet surroundings, offers facilities including shops, a post office, a primary school and a church. Just a few miles from the property is the historic cathedral city of Lichfield with its excellent shopping and leisure facilities and the renowned Beacon Park, an area of around 70 acres of open space and beautiful formal gardens. The surrounding area is particularly popular with walkers, having farmland and fields presenting walking and cycling routes to localities including Alrewas village and Fradley Canal Junction. The location has convenient access to the A38, rail stations within Lichfield provide direct links to Birmingham and London (in 80 mins) and the International airports of Birmingham and East Mid-lands are also within an easy drive.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [lichfield@connells.co.uk](mailto:lichfield@connells.co.uk)**

11 & 13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: C Council Tax  
 Band: F

Tenure: Freehold

**[view this property online connells.co.uk/Property/LFD311873](http://connells.co.uk/Property/LFD311873)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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