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estate agents

Allen Way
Fradley

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FOR SALE
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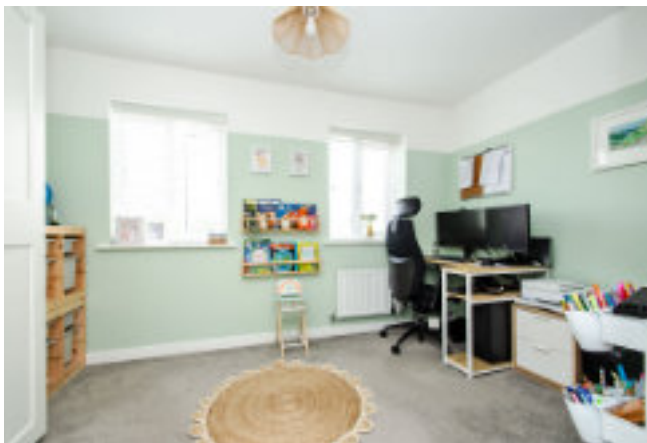
Lovett&Co. Estate Agents are delighted to offer for sale this immaculately presented four-bedroom semi-detached townhouse, situated on the highly sought-after Sheasby Park development in Fradley, built by Bellway Homes in 2021.

The property offers spacious and flexible living accommodation arranged over three floors, making it an ideal home for modern family life. The ground floor features a welcoming reception hall, guest WC and impressive high-specification kitchen-diner, while the first floor provides a spacious lounge, double bedroom and family bathroom. The top floor offers a generous master bedroom with en-suite, along with two further bedrooms, providing excellent versatility for families, guests or those working from home.

Externally, the property benefits from a private, good-sized rear garden with patio, lawn and attractive planted borders, along with a driveway providing off-road parking and a garage.

Fradley is a popular village offering a good range of local amenities and excellent facilities for families, with St Stephen's Primary School approximately a 20-minute walk away and All Saints CE Primary School in nearby Alrewas less than 10 minutes by car. Further schooling options include John Taylor High School, The Friary School and King Edward VI School. The village offers convenience stores, small shops, a traditional pub and restaurant, while nearby Lichfield provides a wider range of shopping, dining and leisure facilities, including the Three Spires Shopping Centre and Garrick Theatre. The historic town of Tamworth is approximately 11 miles away, with Birmingham around 30 minutes by car. For outdoor enthusiasts, Fradley Junction and the nearby Fradley Pool Nature Reserve provide excellent opportunities for walking, cycling, boating, fishing and wildlife watching, with a canalside café, pub and picnic area nearby.





RECEPTION HALL:

Composite front entrance door, ceiling light point, carpeted stairs to first floor, radiator, under stairs storage cupboard and door to kitchen-diner.

OPEN PLAN KITCHEN/DINER:

2.72m x 9.00m

Impressive open-plan kitchen-diner featuring a modern range of wall and base units with complementary work surfaces, integrated appliances and ample storage. The bright and spacious dining area provides plenty of room for a family dining table and chairs, with attractive tiled flooring, recessed spotlights, doors to rear lobby with further doors to rear garden and w/c and windows to the front, rear and side allowing plenty of natural light. A superb space for both everyday family living and entertaining.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, radiator, doors leading to the bedroom, bathroom and lounge, with a further staircase rising to the second floor.

LOUNGE:

3.85m x 3.65m

Carpeted flooring, ceiling light point, radiator and two front-facing windows providing plenty of natural light.

BEDROOM TWO

3.83m x 2.47m

Carpeted flooring, radiator, ceiling light point and two rear-facing windows providing plenty of natural light.

MODERN FITTED BATHROOM:

White suite comprising: bath with shower over and screen, low level flush wc, pedestal wash hand basin, radiator, window to side and extractor fan.

SECOND FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access, doors off to three bedrooms.

MASTER BEDROOM:

3.85m x 3.65m

Carpeted flooring, ceiling light point, radiator, useful storage cupboard, two windows to front providing plenty of natural light and door to en-suite.



MODERN FITTED EN-SUITE:

White suite comprising: shower cubicle with mains shower, low level flush wc, wash hand basin, tiled walls and flooring, radiator, window to side and extractor fan.

BEDROOM THREE:

1.75m x 3.55m
Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM FOUR:

2.03m x 2.48m
Carpeted flooring, ceiling light point, radiator and window to rear.

GARAGE:

3.26m x 6.36m
Up and over door.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.



Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-65)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



For illustrative purposes only

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.