



Fletcher Drive, Fradley
Lichfield, WS13 8TH

Offers in the Region Of £625,000

Fradley

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Welcome to Fletcher Drive and this imposing, executive detached family home situated on a private driveway with scenic woodland views to the front.

Internally the property is presented to an excellent standard throughout and offers families spacious and versatile living accommodation set across three floors.

On entry the ground floor features a stylish guest cloakroom, a smart living room with decorative panelling and an impressive fully fitted ALNO kitchen with Neff appliances, a quality Elica Interstellar extractor fan and Corian worktops.

The standout feature of the property is the cinema room extension to the rear featuring bi-fold doors, led lighting and views over the private garden.

The first floor features a guest bedroom with built-in wardrobes and a modern en-suite, a third double bedroom with built-in wardrobes and two further single bedrooms, ideal as bedrooms or a study/home office if required.

Completing this floor is a refitted contemporary style family bathroom.

The top floor main bedroom suite features a large L-shaped bedroom area with built-in wardrobes and space for a dressing area, dual aspect windows with lovely views over woodland to the front and a stylish en-suite shower room.

To the rear of the property is a walled, private garden ideal for families and perfect for entertaining guests.

A side gate leads to the front where parking for several vehicles is available.

A tandem side garage completes this spacious accommodation of over 2000 square feet.

Call Paul Carr Lichfield to arrange an appointment to view!

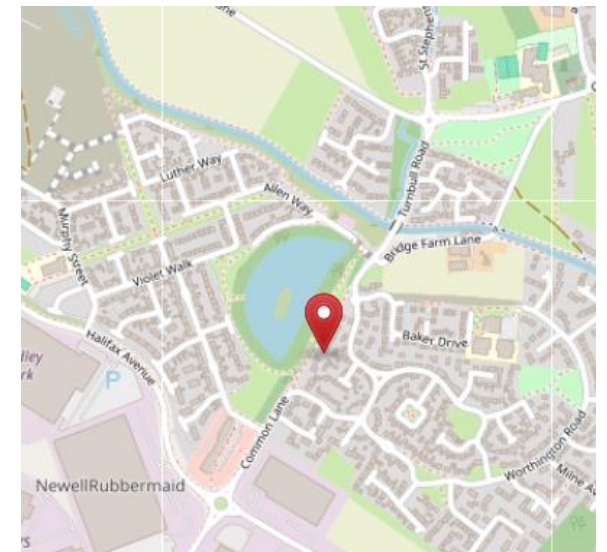




Property Specification

Impressive Extended Family Home - Over 2000 sq feet
Five Bedrooms - Two with En-Suite
Cinema/Family Room with Bi-Fold Doors
High Specification ALNO Kitchen with Neff Appliances
Stylish Living Room with Decorative Panelling

**New
Instruction
Awaiting
E.P.C.**



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: 22nd June 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:

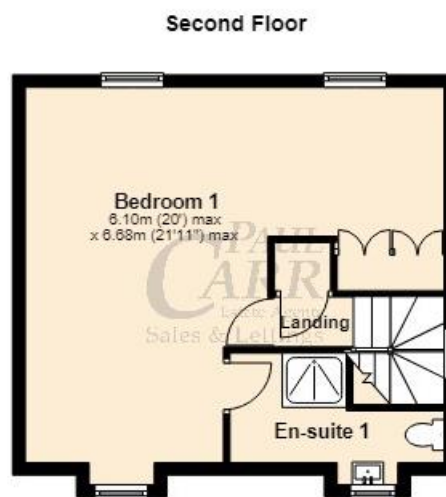
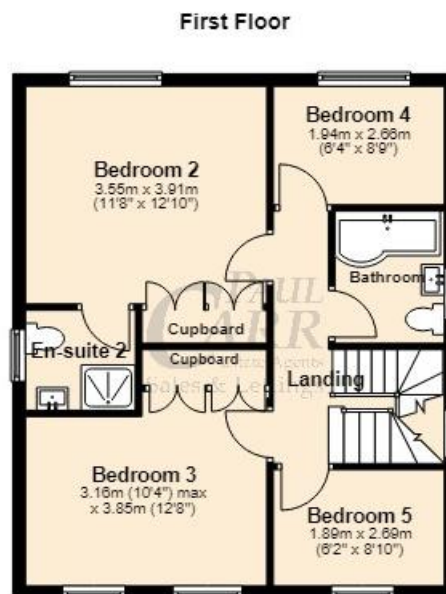
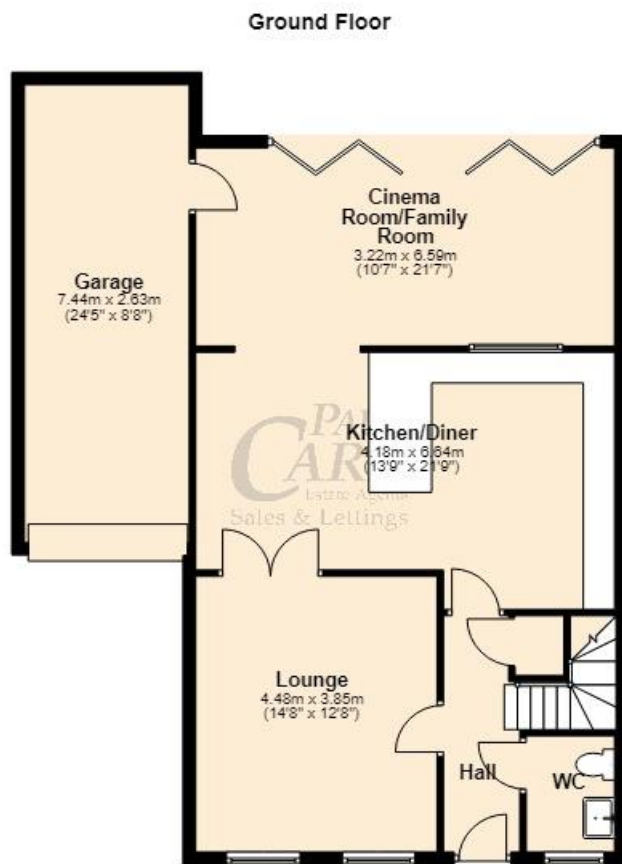
Services connected: Mains, Gas, Water, Drainage

Council tax band: F

Tenure: Freehold

Floor Plan

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



Hall
2.02m (6'8") x 2.00m (6'7")

WC
1.89m (6'2") x 1.41m (4'8")

Lounge
4.48m (14'8") x 3.85m (12'8")

Kitchen/Diner
6.64m (21'9") x 4.18m (13'9")

Cinema Room/Family Room
6.59m (21'7") x 3.22m (10'7")

Landing
2.00m (6'7") x 0.88m (2'11")

Bedroom 2
3.91m (12'10") x 3.55m (11'8")

Bedroom 3
3.85m (12'8") x 3.16m (10'4") max

Bedroom 5
2.69m (8'10") x 1.89m (6'2")

Bedroom 4
2.66m (8'9") x 1.94m (6'4")

Bathroom
2.15m (7'1") x 1.75m (5'9")

En-suite 2
1.76m (5'9") x 1.63m (5'4")

Landing
1.75m (5'9") x 1.46m (4'9")

Bedroom 1
6.68m (21'11") max x 6.10m (20') max

En-suite 1
1.86m (6'1") x 1.78m (5'10")

Garage
7.44m (24'5") x 2.63m (8'8")