

# Dumore Hay Lane

Fradley, Lichfield, WS13 8PL

John German



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Offers over £650,000

An executive detached family home built in 2021 occupying a delightful position within the ever popular location of Fradley Village.

Offering over 2,100 square feet of generous accommodation over two floors, Wherwell is an impressive four-bedroom detached family home that was built in 2021 offering high-quality finishes throughout including a high specification kitchen and bathrooms plus four double bedrooms and two en suites. Set in the highly desirable location of Fradley Old Village which offers a wide range of local amenities including a Co-Operative Supermarket, post office, village hall, church and a go-karting circuit. Fradley Canal side cafe is a popular spot where you can watch the narrow boats at the junction of the Trent and Mersey and Coventry canals. It also has St. Stephens Primary School and for secondary school, this property falls within the catchment area of the Friary High School in the nearby Cathedral City of Lichfield. For commuters, Fradley is conveniently positioned for access onto the A38 which connects the A50, the M6 and national motorway network.

**Accommodation** - Step inside the spacious entrance hallway which provides a welcome introduction into this impressive home. Engineered oak flooring runs underfoot and carpeted stairs rising to the first-floor landing with a useful understairs storage cupboard below. Double doors open into the spacious living room with a double-glazed bay window to the front, feature fireplace, carpeted flooring and a ceiling light point.

The heart of the home is the impressive open plan kitchen/dining/living area, perfect for modern family living with bi-folding doors opening out to the rear garden. The kitchen is beautifully appointed with an extensive range of two-tone wall and base units complemented by stylish worktops plus a range of integrated kitchen appliances and a central island with an inset sink and drainer. The living and dining area provides space for social seating and dining furniture plus further uPVC double glazed French doors opening directly onto the rear garden. The engineered oak flooring continues into the separate utility room that has further wall and base units, sink and drainer, plumbing for appliances and side access to the rear garden.

Upstairs you are offered four spacious double bedrooms, two of which benefit from their own luxury en-suite shower rooms, the second bedroom also benefits from having its own walk in wardrobe. Completing the first floor is the modern family bathroom with tiled flooring, bath, separate shower cubicle with rainfall shower, low-level WC, wash hand basin set within a vanity unit and spotlights to the ceiling.

**Outside** - To the front a large block-paved driveway provides off-road parking for various vehicles having a lawned foregarden to either side and access into the garage. To the rear of the home is a well-maintained and private rear garden, predominantly laid to lawn with a slabbed patio area, perfect for summer entertaining family and friends.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band G

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/09032026







Ground Floor

Approximate total area<sup>(1)</sup>

2138 ft<sup>2</sup>  
198.8 m<sup>2</sup>



Floor 1



(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.

GIRAFFE360



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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

### Agents' Notes

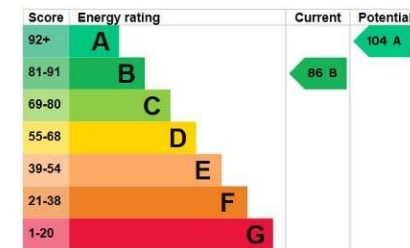
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### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

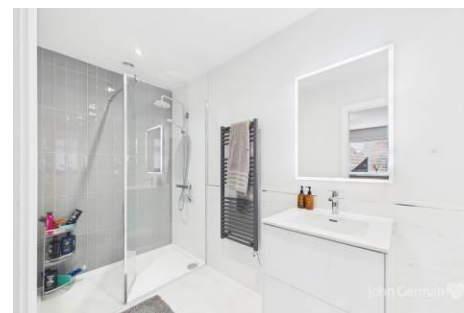


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