

Holly Drive

Fradley, Lichfield, WS13 8SE

John German





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• Fradley, Lichfield, WS13 8SE

£550,000

An executive style detached family home nestled within a quiet cul-de-sac location in Fradley village.

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This executive style four-bedroom detached family home enjoys a cul-de-sac position within the popular village of Fradley, located only a short drive away from the cathedral city of Lichfield, offering a wide range of amenities including several supermarkets, two train stations and much more. Fradley itself is ideally situated for access onto the A38 leading to Lichfield and Burton-on-Trent and further onto the M6 and national motorway network. Fradley also has a selection of local shops and food outlets along with St Stephen's Primary School and Fradley Park Primary School. The property falls within the catchment area for The Friary secondary school in Lichfield, located less than 4 miles away.

The UPVC double glazed entrance door gives access to the spacious reception hall which has been tastefully redecorated and has an oak staircase rising to the first-floor landing, and oak doors leading off to the ground floor accommodation. Off the hall is a re-fitted guest cloakroom comprising of a low-level WC, wash hand basin, modern flooring and window to the front aspect.

The impressive and spacious living room has a central fireplace housing a cast iron log burner on a stone hearth, two radiators and coved ceiling. From here, patio doors lead to the exceptionally spacious conservatory that can accommodate both lounge and dining style furniture, having a tiled floor, ceiling and wall lights, and double doors to the garden. Accessible from either the reception hall or the lounge is a separate dining room, a versatile second reception room of good proportions and attractive décor.

The re-fitted breakfast/kitchen is fitted with an extensive range of matching wall and base units, contemporary work surfaces with an inset black sink with drainer and mixer tap over, induction hob and extractor hood above, double oven, undercounter and undercabinet lighting, and a useful breakfast bar area. There are windows to the side and rear aspects, feature vertical radiator, and a door into the utility which has a range of matching wall and base units and a composite door leading out to the driveway.

The first-floor landing gives access to the four double bedrooms and family bathroom. The master bedroom has a beautiful modern range of shaker style painted oak wardrobes, a dressing table and bedside units. This room is served by a luxury en-suite with white and chrome fittings including a walk-in shower enclosure with thermostatic shower fitting, vanity unit with wash basin, WC, and fully tiled walls and floor. Bedrooms two, three and four are all generously sized doubles.

The family bathroom has again been reappointed and offers a contemporary, luxury space with a white and chrome suite including a P-shaped bath with thermostatic shower fitting, curved glass screen door, WC and wash basin. There are tiled surfaces with underfloor heating, a heated chrome towel rail and spotlights.

Outside, the property sits proudly within Holly Drive, a quiet cul-de-sac within the popular village of Fradley. To the front, there is a lawned front garden and a large block-paved driveway providing ample off-road parking leading to the detached double garage with two electric roller doors, power and lighting. The rear garden is mostly lawned with well stocked borders and fenced boundaries.

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: Standard

Parking: Drive & double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

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

Broadband type: 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 F

Useful Websites: www.gov.uk/government/organisations/environment-agency

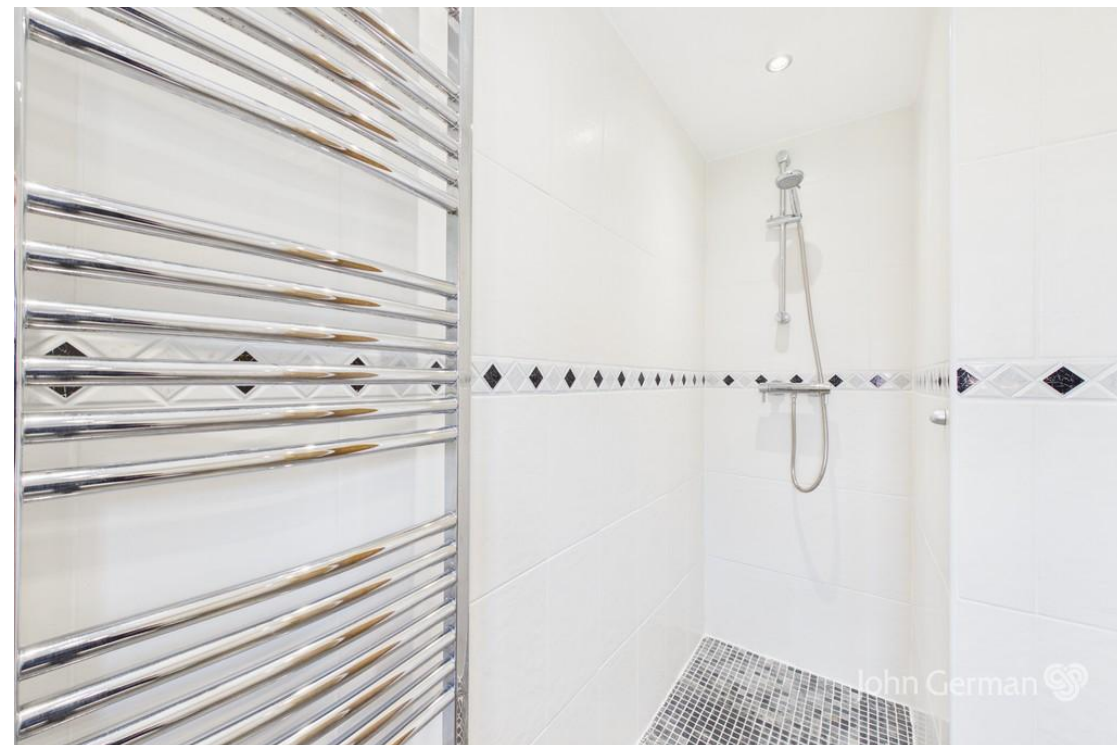
Our Ref: JGA/07072026

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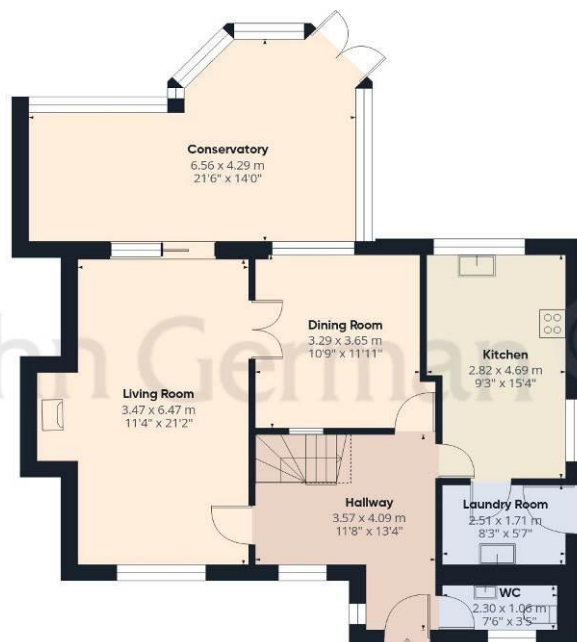






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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

177.9 m²

1915 ft²

Reduced headroom

0.9 m²

9 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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