

Willow Close

Fradley, Lichfield, WS13 8RW

John
German





Willow Close

Fradley, Lichfield, WS13 8RW

Offers Over £700,000

An executive five bedroom detached family home nestled within a quiet cul-de-sac within the popular village of Fradley.



This executive style five-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.

A beautifully presented and substantially improved family home, offering generous and versatile accommodation arranged over three floors, together with a large private rear garden. The current owners have undertaken a fantastic range of improvements over the past year, including the installation of a contemporary new kitchen, utility room, replacement windows, modern family bathroom, en-suite shower room and new boiler.

The property offers a welcoming entrance hall providing access to the principal reception rooms and guest cloakroom. The spacious sitting room is a particularly attractive feature of the property, centred around a charming inglenook fireplace which provides an impressive focal point and creates a warm and inviting atmosphere.

The newly fitted kitchen is both stylish and practical, offering an excellent range of contemporary wall and base units, generous work surfaces and a well-planned layout ideal for modern family living. A separate utility room provides useful additional storage and laundry facilities.

To the front of the property, a further reception room offers considerable versatility and would make an ideal playroom, family room or a second home office. There is also a separate home office, providing further flexibility to suit the requirements of a growing family.

To the first floor are four well-proportioned bedrooms, including the spacious master bedroom which benefits from a recently refitted en-suite. The family bathroom has also been comprehensively updated and finished in a contemporary style, with modern sanitaryware, attractive tiling and neutral décor. Completing the first floor there are a further three well proportioned bedrooms with stairs rising to the second floor which comprises of a further bedroom, tucked beneath the eaves, together with a useful dressing area. This versatile space would be ideally suited to older children or teenagers or could provide excellent guest accommodation.

Externally, the property benefits from a private rear garden, laid mainly to lawn, with a patio seating area, whilst the adjoining conservatory provides a useful additional living space with direct access onto the garden, creating an attractive connection between the house and outside space during the warmer months.

To the front of the home is access into the double garage with an up and over door and a large driveway providing off-road parking for 5/6 cars.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

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

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

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

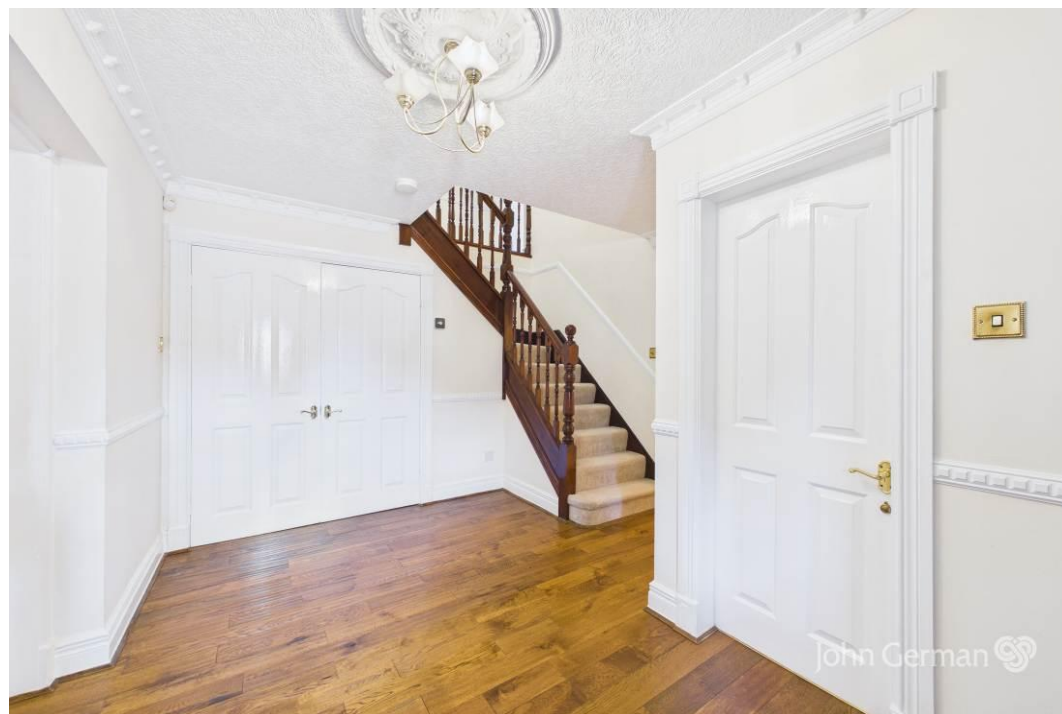
Local Authority/Tax Band: Lichfield District Council / Tax Band G

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

Our Ref: JGA/14092026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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.















Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

240.5 m²

2592 ft²

Reduced headroom

4.9 m²

52 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

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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