



Woolnough Lane, Fradley
Lichfield, WS13 8TY

Offers in the Region Of £475,000

'The Maple',
built by Bellway Homes in 2018 is an impressive, executive detached family home located in
a prime position on the popular Sheasby Park development overlooking open green areas and water,
perfect for those who love an evening stroll and great for dog walkers.

The Maple features an open-plan family kitchen/living area, ideal for modern living and perfect for entertaining guests.

The ground floor layout comprises of an entrance hallway and guest cloakroom, an integral garage with space for parking a car, a front living
room overlooking open fields and a fabulous living-kitchen area.

Upstairs there are four good sized bedrooms and a family bathroom.

The main bedroom features an en-suite shower room and fitted mirror wardrobes.

There are also fitted wardrobes in bedroom two and a built-in storage cupboard in bedroom four.

Outside to the rear of the property is a family-friendly garden ideal for children to play, perfect for entertaining and great for outside dining.

A side gate leads to the front of the property where driveway parking is available along with an electric car charger.

The property enjoys delightful views over open greenery and the lake to the front.

The development features two reputable primary schools, a choice of shops and conveniences and a gym.

Nearby is the ever-popular Fradley Junction offering peaceful canalside walks and a small cafe.

For commuters the property is within easy reach of the A38 and M6 Toll and the Cathedral City of Lichfield is around
4 miles away where two train station provide links to Stafford and Birmingham.

Call Paul Carr Estate Agents in Lichfield to arrange an appointment to view this fabulous family home!

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Lichfield Council.

Services Connected: Water, Drainage, Gas, Electric

Viewings: Strictly via appointment through our Lichfield Residential Sales Department on 01543 221800

or via Lichfield@paulcarrestateagents.Co.Uk



Hallway

5.53m (18'2") max x 2.02m (6'8")

WC

1.79m (5'10") x 0.87m (2'10")

Lounge

4.82m (15'10") x 3.02m (9'11")

Kitchen/Dining/Family Room

8.40m (27'7") x 3.41m (11'2")

Landing

2.02m (6'8") x 1.98m (6'6")

Bedroom 1

4.37m (14'4") x 3.03m (9'11")

En-suite

2.01m (6'7") x 1.94m (6'4")

Bedroom 2

4.17m (13'8") x 3.13m (10'3")

Bedroom 3

3.52m (11'7") x 3.05m (10')

Bedroom 4

3.11m (10'2") x 2.39m (7'10")

Bathroom

2.04m (6'8") x 1.90m (6'3")

Garage

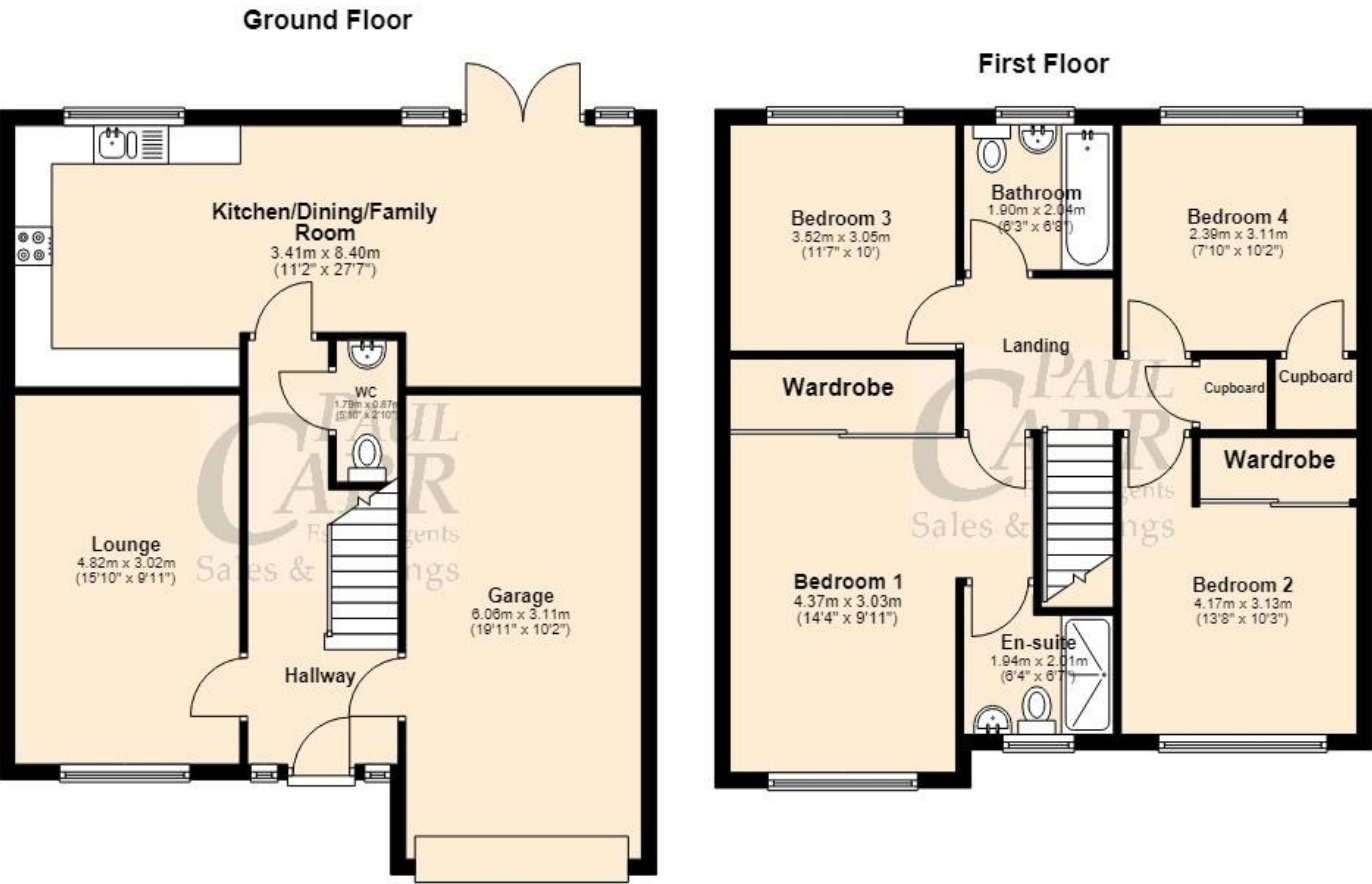
6.06m (19'11") x 3.11m (10'2")





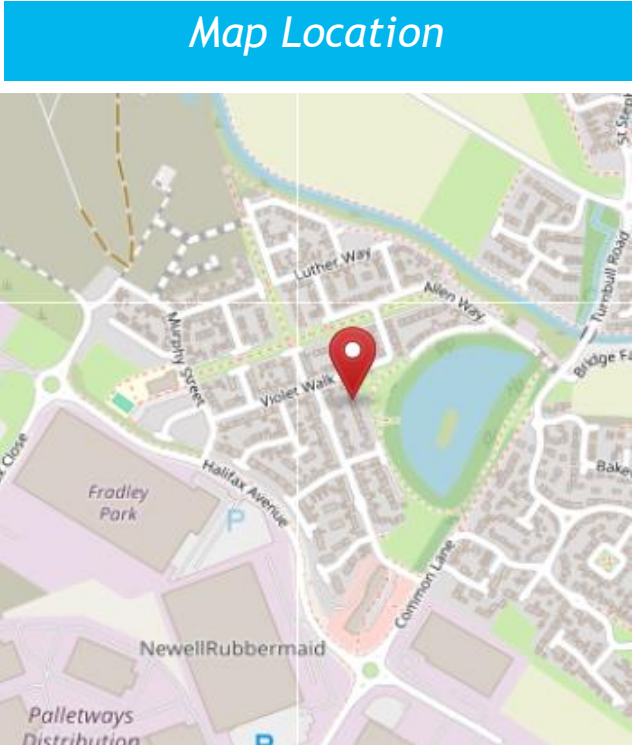
Floor Plan

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



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Plan produced using PlanUp.

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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: 4th August 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.