

ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Allen Way, Fradley, Lichfield, WS13 8XL

£340,000

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Welcome to 'The Newport', an exceptional three-storey family home built by the renowned Bellway Homes in 2021. Situated on the highly sought-after Sheasby Park development in Fradley, this beautifully presented property offers contemporary living in a convenient location just a short distance from the historic Lichfield City Centre. Combining stylish accommodation with a thoughtfully designed layout, this impressive home is ideal for modern family life.

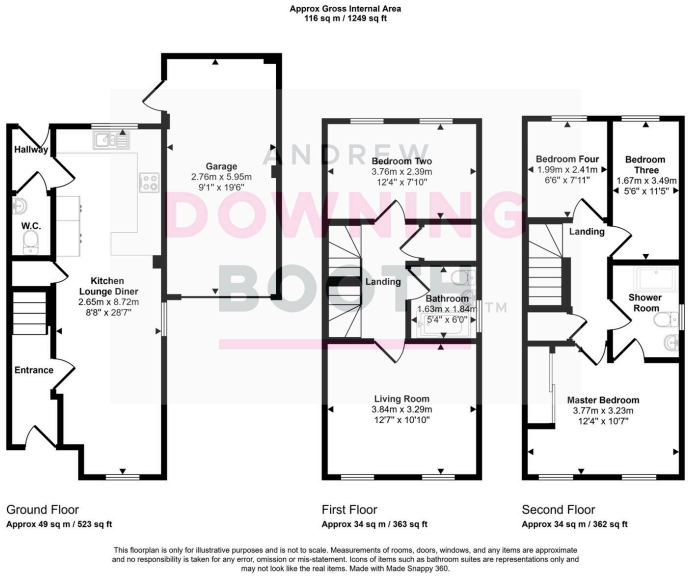
Situated in the desirable village of Fradley, this property benefits from a well-regarded location with excellent local amenities. Residents will appreciate easy access to village shops, a post office, and highly-rated local schools. Fradley Marina offers picturesque canalside walks and leisure opportunities. The property is also conveniently located for transport links, with the A38 providing direct routes to Lichfield, Burton-upon-Trent, and beyond, making it ideal for commuters seeking a balance of village life and connectivity.

The ground floor is home to the heart of the home: a superb open-plan kitchen, living, and dining area, perfect for modern family life and entertaining, featuring an integrated kitchen with contemporary fittings. A rear hallway leads to a guest WC and provides garden access. The first floor offers a bright and spacious living room, a generous double bedroom, and a modern family bathroom. Ascending to the second floor, you will find the principal master bedroom with fitted wardrobes and an en-suite shower room, a well-proportioned third bedroom, and a further fourth bedroom. Externally, the property boasts ample off-street parking, a single garage, and a thoughtfully landscaped rear garden.

This home offers a unique blend of flexible living spaces and a sought-after location, making it an ideal choice for a variety of prospective buyers — an early viewing is highly recommended to fully appreciate its appeal.

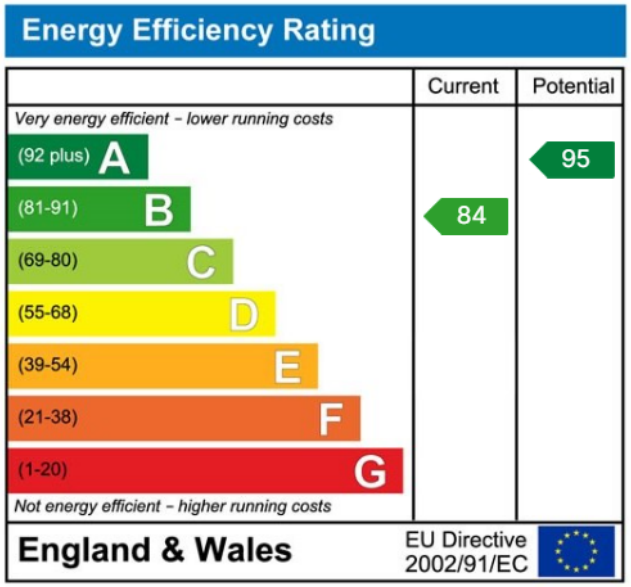






- Three Storey Family Home
- The Newport By Bellway Homes
- Great Location Close To Local Schools & Amenities
- Open Plan Contemporary Kitchen, Living & Diner
- Four Bedrooms & Two Bathrooms
- Driveway & Side Garage
- Private Rear Garden
- Guest WC
- EPC Rating: B
- Council Tax Band: D





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