

Robinson Lane

Fradley, Lichfield, WS13 8ZL

John German



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Guide Price £530,000

An immaculately presented and significantly upgraded four-bedroom detached family home, occupying a highly desirable position within a quiet cul-de-sac and enjoying open green space views to the front and a private, non-overlooked rear aspect — a rare find on a modern development.



The property boasts an attractive double-fronted façade and is ready for immediate occupation, offering spacious and versatile accommodation throughout. Upon entering, a generous entrance hallway provides access to a spacious living room positioned to the left, whilst to the right is a versatile second reception room, ideal as a family room, playroom or home office. Completing the ground floor is a convenient cloakroom fitted with a WC and hand wash basin. Undoubtedly the heart of the home is the superb open-plan living kitchen diner spanning the rear of the property. This exceptional space has been thoughtfully designed for modern family living and entertaining, featuring a cosy snug seating area, a central dining area with a striking bay window incorporating floor-to-ceiling glazing, and French doors opening directly onto the rear garden. The contemporary kitchen is fitted with a comprehensive range of wall and base units together with integrated appliances including a dishwasher, fridge freezer, eye-level double oven, five-ring gas hob and extractor hood, alongside ample drawer and worktop space. A separate utility room provides further storage, an integrated washing machine and houses the boiler.

To the first floor, the impressive principal bedroom is a generous double room benefitting from fitted wardrobes and a stylish en-suite shower room comprising a double shower cubicle, WC, hand wash basin and heated towel radiator. Bedroom two is another spacious double bedroom with built-in storage, whilst bedrooms three and four are both comfortable double rooms with space for additional furnishings. The accommodation is completed by the family bathroom, fitted with a bath, WC and hand wash basin.

Externally, the property enjoys a lawned front garden with mature shrubs and a pathway leading to the entrance door. The rear garden features an initial patio seating area with the remainder laid to lawn, creating an excellent space for outdoor entertaining and family enjoyment. A detached garage with power and lighting is positioned to the side of the property, together with a tandem driveway providing off-road parking for up to three vehicles. The standout feature of this wonderful home is undoubtedly its enviable position on Robinson Lane in Fradley. Enjoying uninterrupted views across green space to the front and exceptional privacy to the rear, this beautifully maintained home offers the perfect combination of modern living, space and location.

Fradley continues to be one of the area's most sought-after village locations, offering an excellent range of everyday amenities including a convenience store, post office, cafés, takeaways, pharmacy and doctors surgery. The village is particularly popular with families thanks to its well-regarded local schooling options, numerous children's play areas and strong sense of community. For those who enjoy the outdoors, there are an abundance of parks, green spaces and countryside walks nearby, with excellent dog walking routes including access to the picturesque Trent and Mersey Canal towpaths and surrounding countryside. Despite its peaceful setting, the village offers excellent transport links with easy access to Lichfield, the A38 and wider motorway network, making it an ideal location for commuters and families alike.

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

Agents notes: There is communal charge of currently £294 annually to Trust Green.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

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

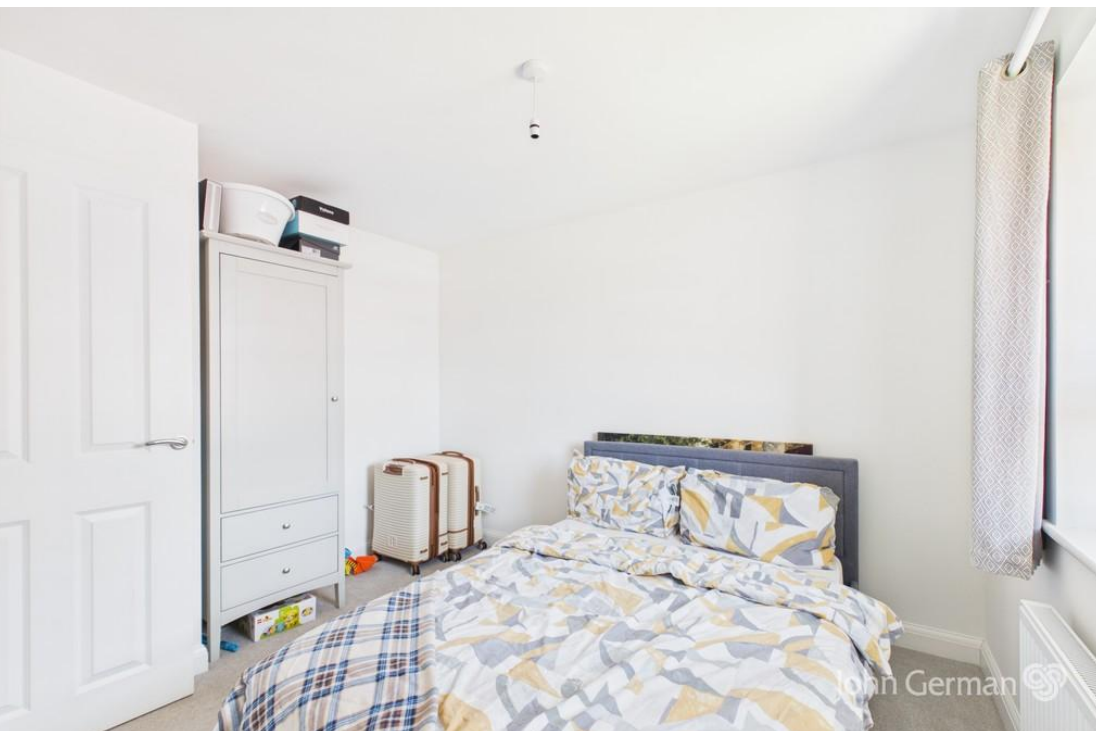
Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

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

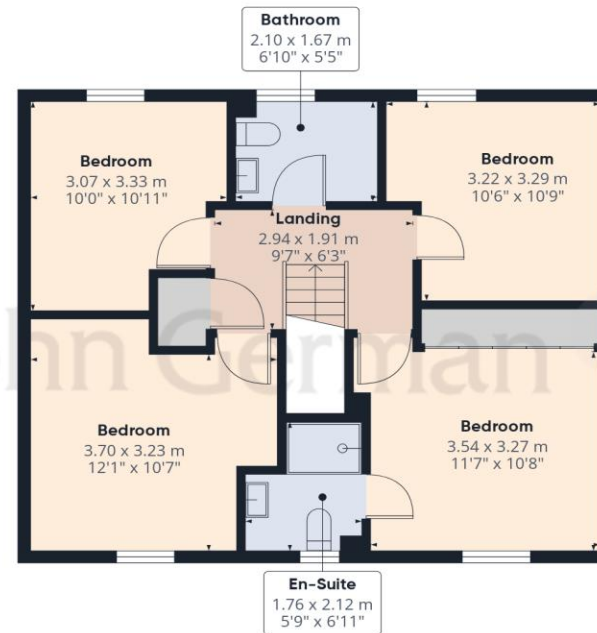
Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA/03072026







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area^m

143 m²

1539 ft²

(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.

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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.

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.

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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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