

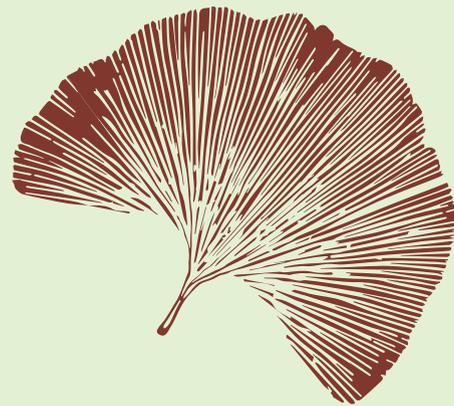


You'll always *love* being home

## Discover the best of *Fradley*

### Village life close to amenities

This collection of meticulously designed homes delivers truly comfortable, eco-friendly living, combining refined luxury and exceptional attention to detail throughout the development.



These luxury family homes are thoughtfully designed and beautifully bespoke, with every detail crafted with the buyer firmly in mind. Each residence showcases a high standard of specification and build quality, elevated by luxury finishes stunning in appearance, quality bricks and tiles are further complimented by mullion stone window surrounds. Air-source underfloor heating system provides modern efficiency, helping to reduce heating costs while minimising environmental impact.

All homes feature spacious ground-floor living with a full-width open-plan kitchen, dining, and living space, complemented by a separate lounge and a downstairs cloakroom. The four bedroom layout includes an en-suite principal bedroom and a family bathroom finished with porcelanosa tiles and the flexibility to convert the fourth bedroom into a dedicated study if desired.

Paul Carr Land & New Homes are proud to present these exceptional properties on behalf of Black Forest Homes, a bespoke independent housebuilder devoted to delivering excellence, comfort, and truly considered design.



## Property details

### PLOTS 1 & 2

Four bedroom detached, 4 bathrooms, integrated double garage. 2343 Sq. Ft // 217.7 Sq. M

### PLOT 3

Four bedroom detached, 3 bathrooms, integrated double garage. 2242 Sq. Ft // 208.3 Sq. M

### PLOT 4 & 5

Four bedroom detached, 3 bathrooms, integrated single garage. 2042 Sq. Ft // 189.7 Sq. M

### PLOT 6

Four bedroom detached, 4 bathrooms, integrated double garage. 2166 Sq. Ft // 201.2 Sq. M

### PLOT 7

Four bedroom detached, 3 bathrooms, detached double garage. 2540 Sq. Ft // 236 Sq. M

### PLOT 8

Four bedroom detached, 3 bathrooms, integrated double garage. 2189 Sq. Ft // 203.4 Sq. M



You'll always *love* being home

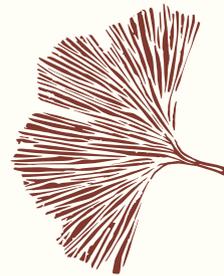


## Discover the best of *Fradley*

### A Village Lifestyle, Perfectly Connected

Experience the charm and calm of village living, where open countryside and a strong sense of community create a slower, more grounded way of life, without compromising everyday convenience. A selection of local amenities including a Co-op, gym and restaurants are all within comfortable walking distance, while the A38 is just a two-minute drive away, providing easy connections to Burton upon Trent, Alrewas, Barton-under-Needwood and Lichfield City Centre.

Lichfield is a City rich in character and heritage. At its heart stands the iconic Lichfield Cathedral, the UK's only medieval cathedral with three spires, a breathtaking landmark that defines the city's skyline. Culture thrives here, with the Garrick Theatre offering a year-round programme of drama, comedy, music and family entertainment, complemented by a variety of museums and galleries that celebrate the area's deep and fascinating history.



This is a location that perfectly balances rural tranquillity with modern accessibility—ideal for those seeking a quieter pace of life, without feeling disconnected.

Families will appreciate excellent primary and secondary schools in the area, while convenient transport links connect you to Lichfield, Birmingham, Tamworth, and beyond. With its mix of village charm, nearby city amenities, and a vibrant local community, life in Fradley provides an ideal setting for families and professionals alike.





We believe your home should reflect your personal style, which is why we offer a personalisation service. From interiors to outdoor spaces, we'll help you shape your home to suit you.

Get in early, and you'll have the chance to personalise your space to make it truly yours.

You'll always *love* being home



You'll always *love* being home

## Specification

---

### Externals

#### Construction

Traditional brick and block

#### Brickwork

Wienerberger Oakwood Multi 65mm

#### Roof coverings

Sandtoft 20/20 tuscan clay tiles

#### External doors

Coloured composite front door

#### Stone work

Mullion stone window surrounds

#### Garage door

Hormann insulated sectional door

#### Paths and patios

Porcelain Anno Lite Pearl

#### Private driveways

Tarmac

#### Rear gardens

Turfed

#### External water tap

Fitted to rear of house

#### Access Roads

Tarmac

### Internals

#### Internal doors

White Blenheim Doors

#### Window frames

Pearl grey bouble glazed UPVC flush casement windows

#### Paint Finish

Farrow & Ball Skimming Stone

#### Ironmongery

Antique bronze

#### Walls and floor tiles

Selection of Porcelanosa tiles

#### Electrical

- » Ring doorbell: Ring front camera and light
- » LED downlights to kitchen, bathrooms and principal bedroom
- » External lights to front and rear
- » Mains operated smoke detectors

#### TV

Cat 6 data to living room and all bedrooms

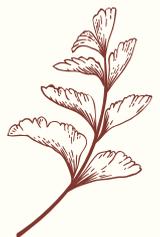
#### Plumbing and heating

- » Air source heat pumps
- » Downstairs underfloor heating and radiators throughout the upstairs

#### Kitchen

- » Bespoke kitchen designs
- » All integrated NEFF appliances
- » Quooker Hot Water Tap

**Quooker**  
THE HOT WATER TAP



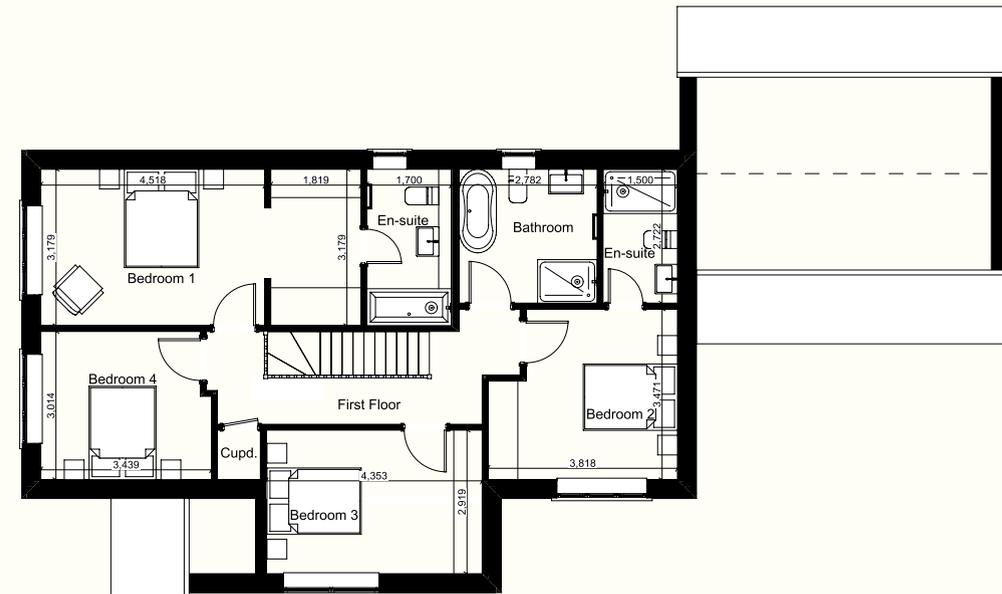
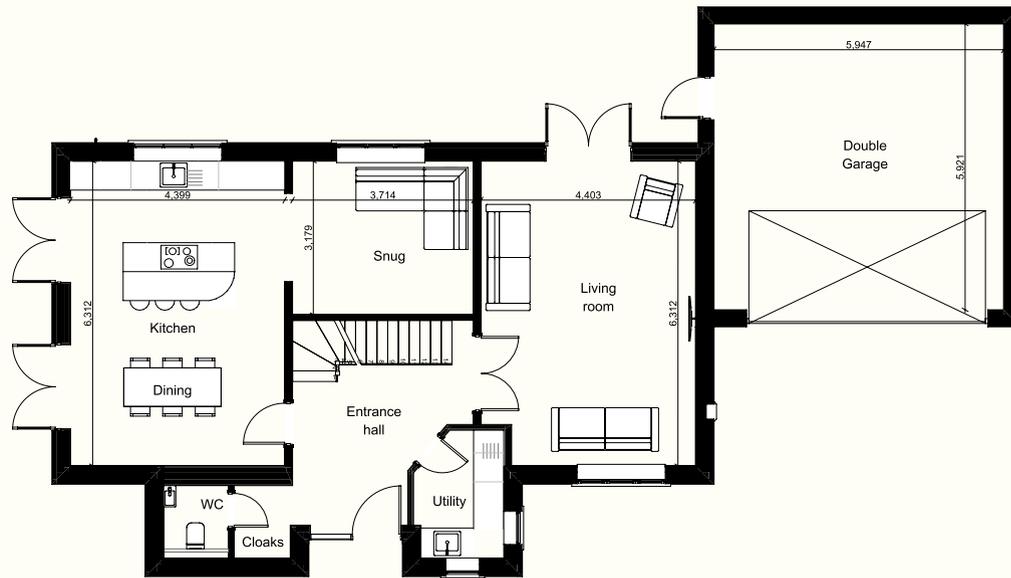
10 year structural warranty  
in partnership with ICW

Plot 1

Plot 2



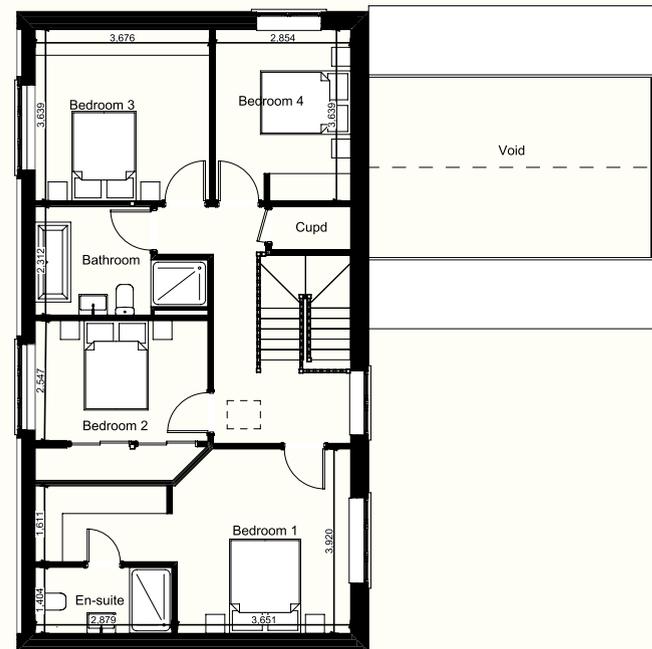
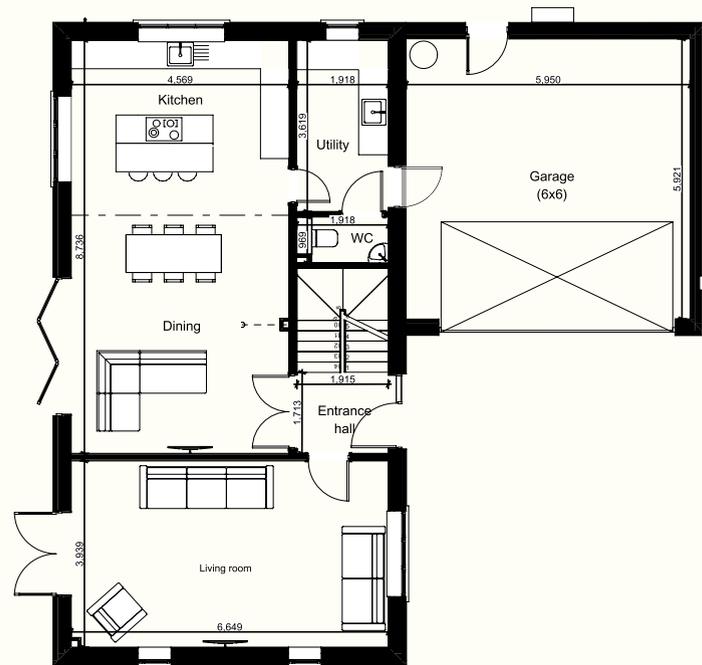
## Plot 1 & 2



Plot 3



# Plot 3



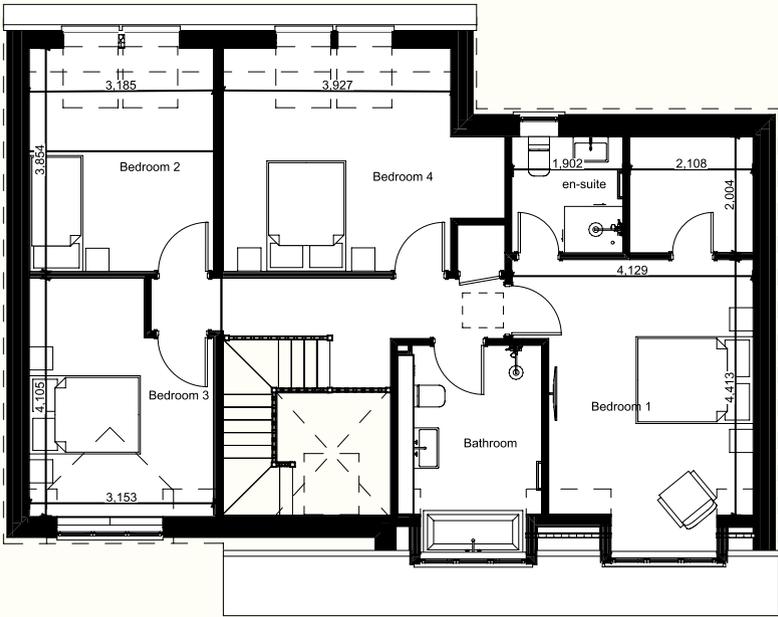
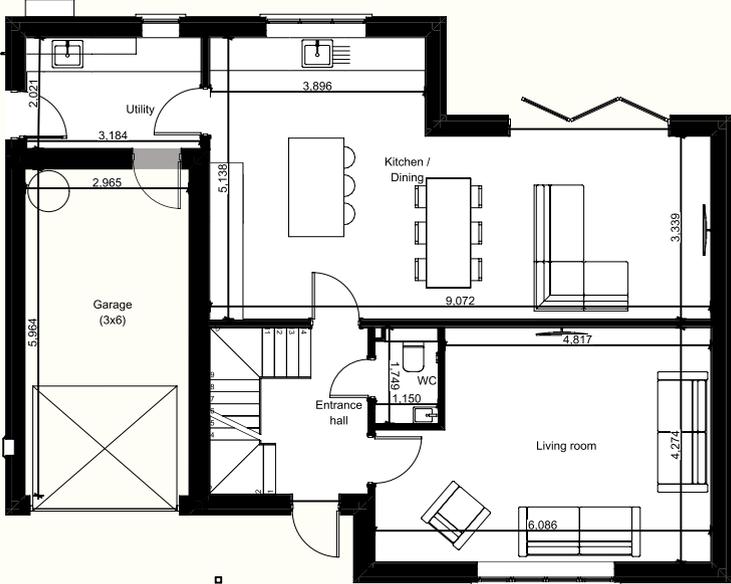


Plot 4

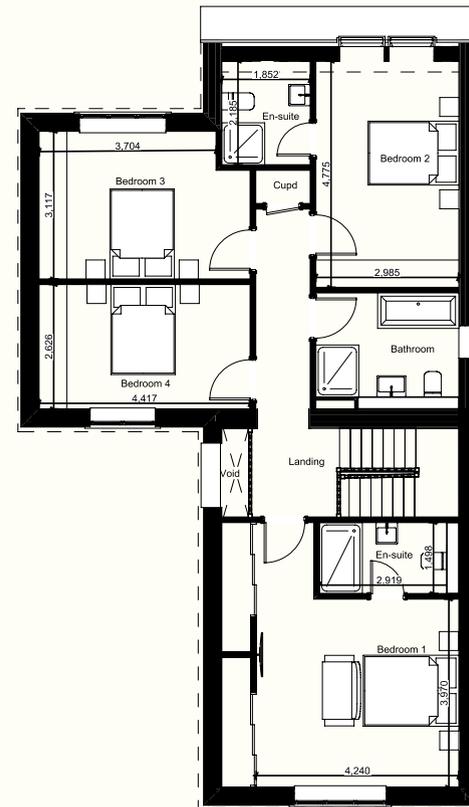
Plot 5

Plot 6

# Plot 4 & 5



## Plot 6

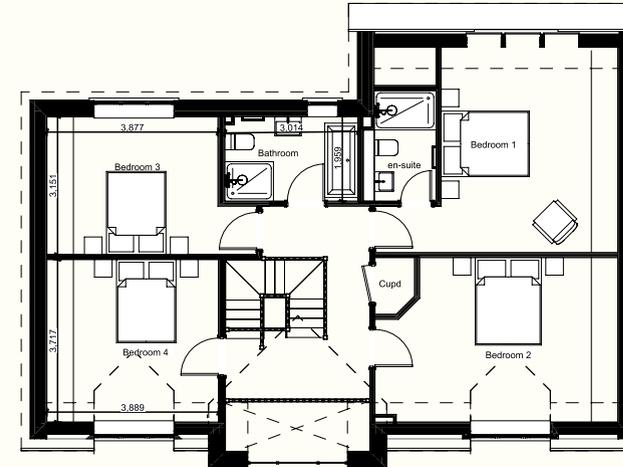
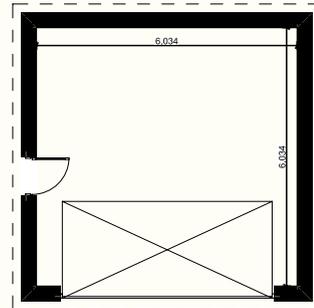
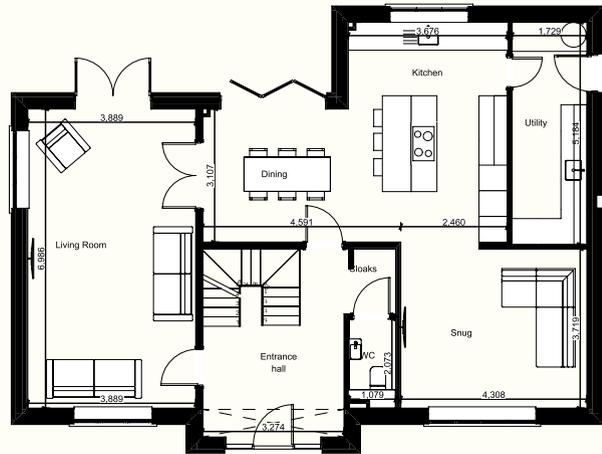


Plot 7

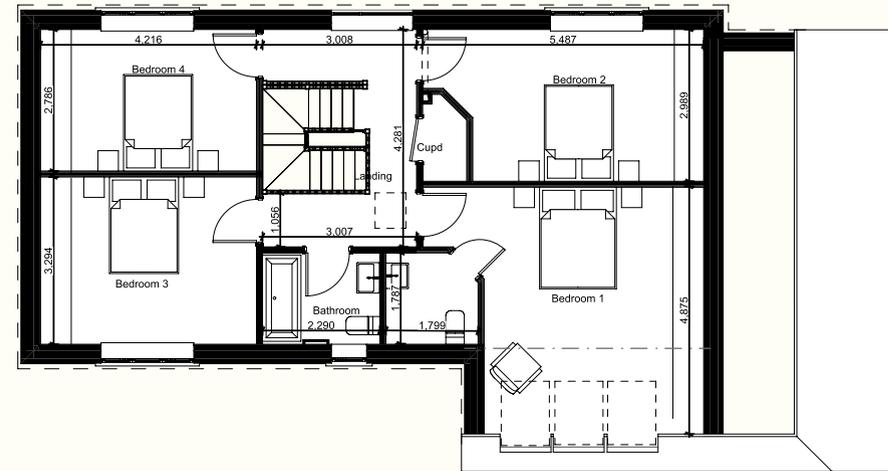
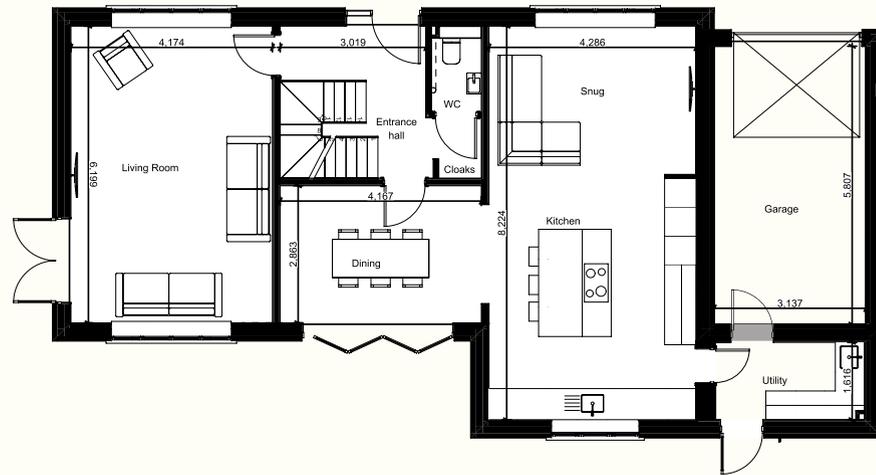
Plot 8



# Plot 7



# Plot 8



You'll always *love* being home

## Connected Living

Fradley offers excellent access to key transport links, making it an ideal location for commuters and travellers alike.



### *By Train*

A short drive to Lichfield  
Trent Valley station  
5–10 mins

From Lichfield:  
Birmingham New Street  
40 mins

London Euston  
under 1 hr 19 mins

### *By Car*

Easy access to the  
M6, M6 Toll, A38, and A5127

Birmingham city centre  
35–40 mins

Lichfield city centre  
8–10 mins

### *By Air*

Birmingham Airport  
25–30 mins

East Midlands Airport  
45–55 mins

With excellent connections by rail,  
road, and air, Fradley combines village  
charm with modern convenience

You'll always *love* being home



## Excellent schooling for all age groups

Families benefit from highly regarded local schools. **St Stephen's Primary School** is within walking distance, and **All Saints CE Primary School** in Alrewas is under 10 minutes by car. Secondary schools include **The Friary School** and **King Edward VI School** in Lichfield, and **John Taylor High School** in Barton-under-Needwood. Private and independent school options are also easily accessible.



## High quality healthcare

Fradley residents enjoy convenient access to GP practices, dental clinics, and local pharmacies. **Lichfield District Hospital** is just a short drive away, while specialist services are available in Birmingham, ensuring high-quality healthcare is always within reach.

*black forest homes*



Black Forest  
Homes

**PAUL  
CARR**  
Estate Agents  
Land & New Homes

**For further enquiries about our homes please contact:**  
Paul Carr on 0121 353 9200 / [sales@paulcarrlandandnewhomes.co.uk](mailto:sales@paulcarrlandandnewhomes.co.uk)  
You can also view the listing on [paulcarrestateagents.co.uk](http://paulcarrestateagents.co.uk)

