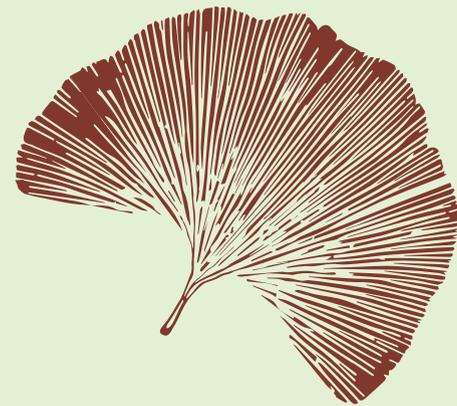


You'll always *love* being home

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



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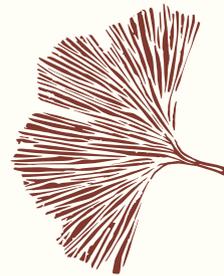


Discover the best of *Fradley*

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

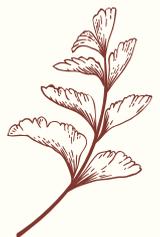
Plumbing and heating

- » 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



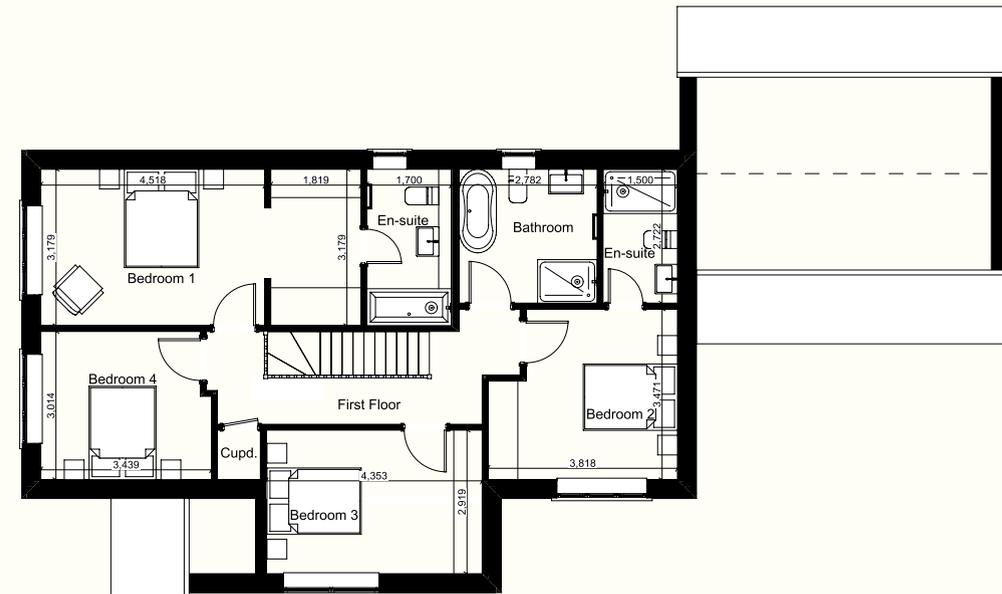
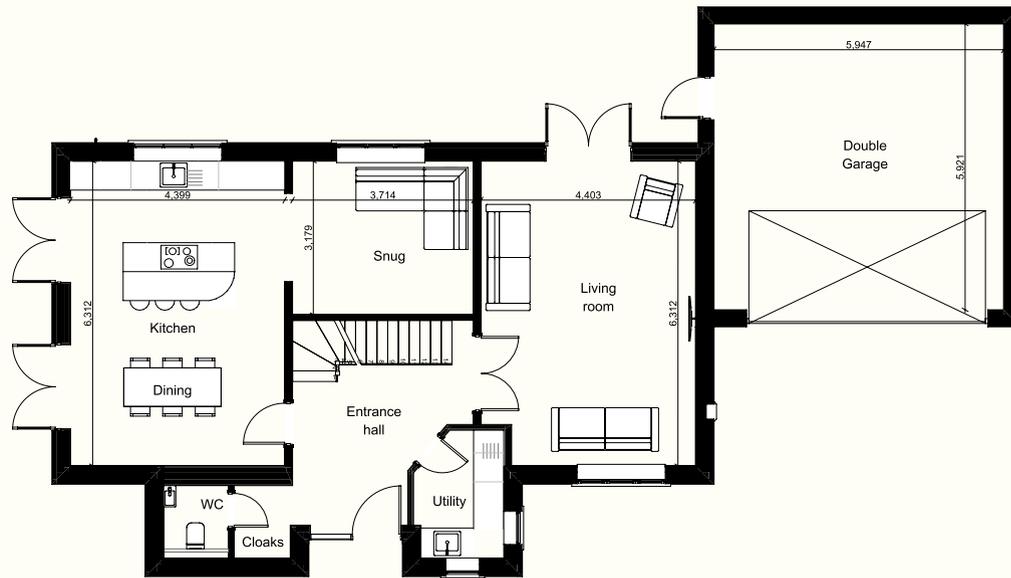
 **10 year structural warranty**
in partnership with ICW

Plot 1

Plot 2



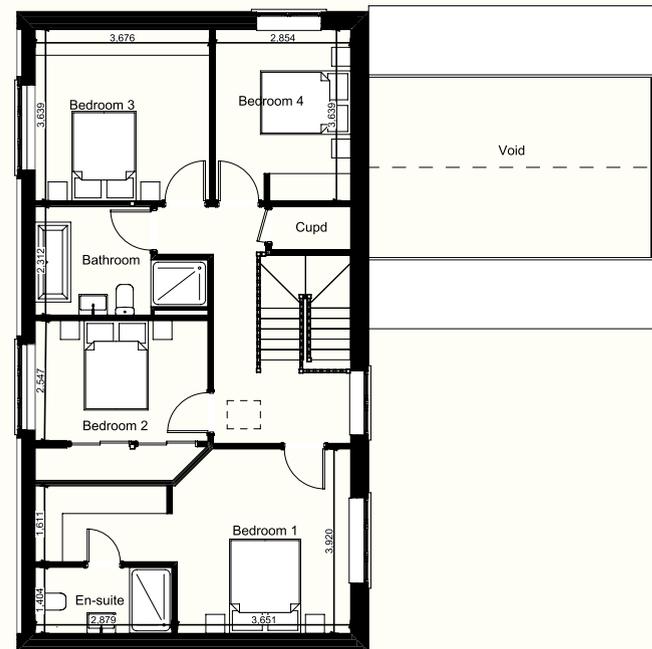
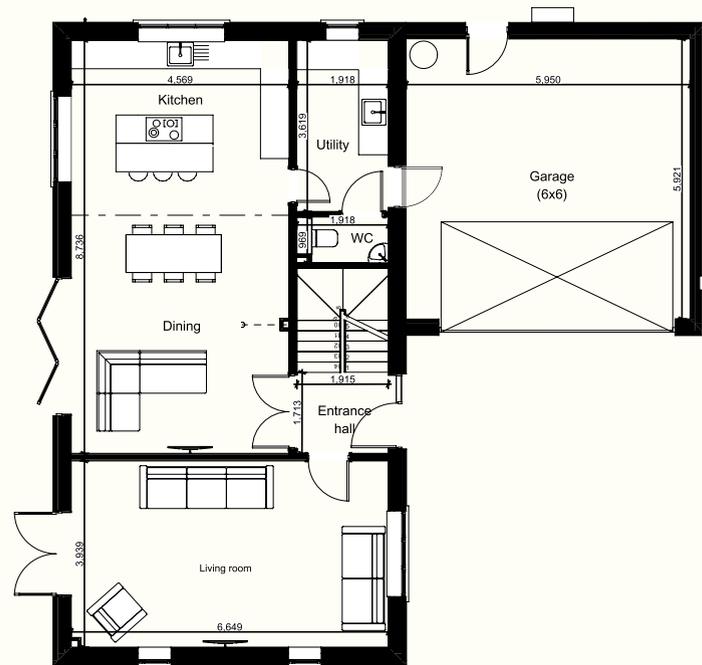
Plot 1 & 2



Plot 3



Plot 3



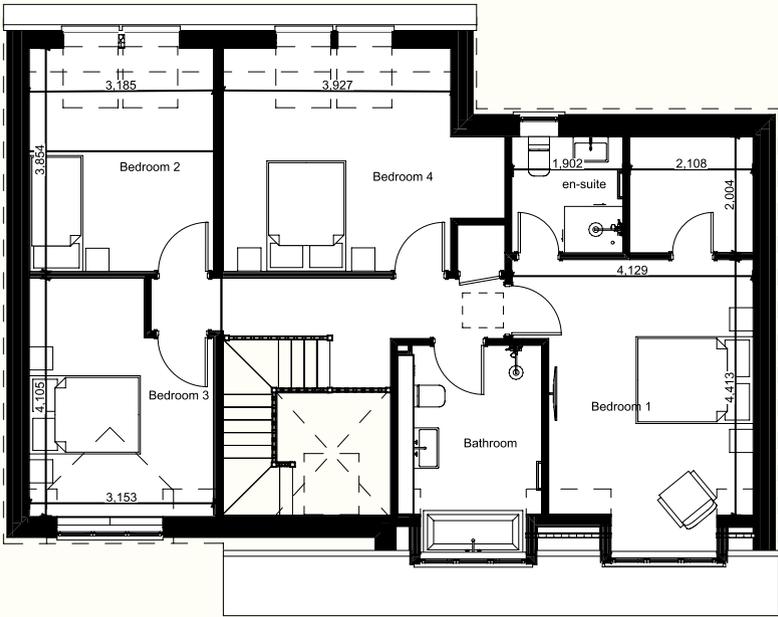
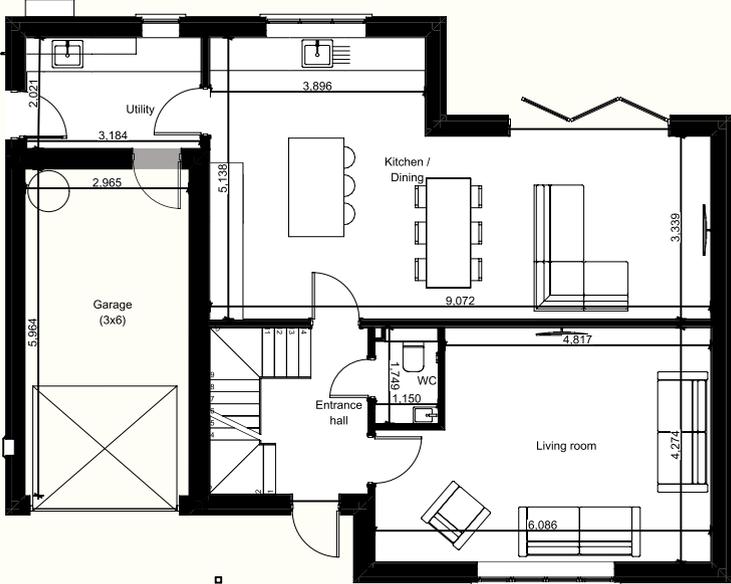


Plot 4

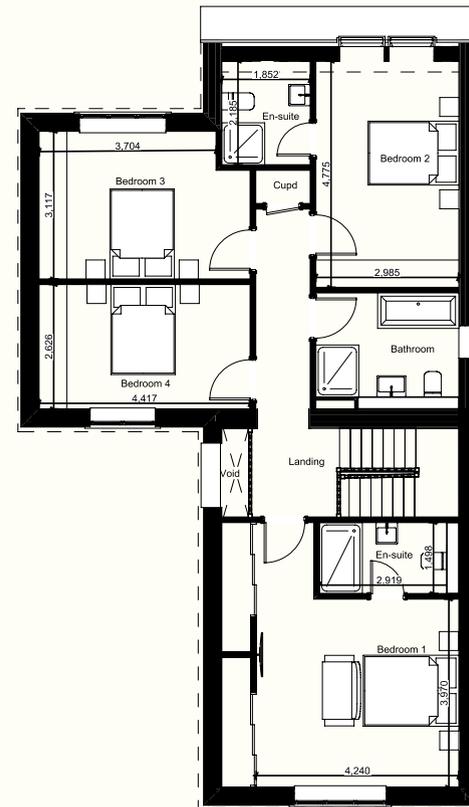
Plot 5

Plot 6

Plot 4 & 5



Plot 6

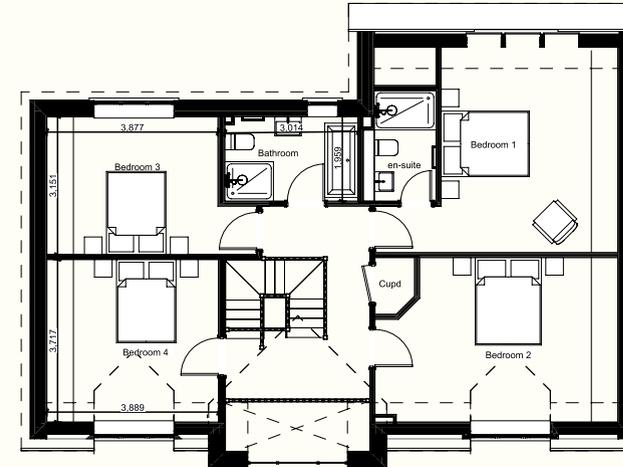
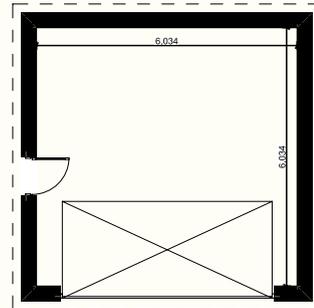
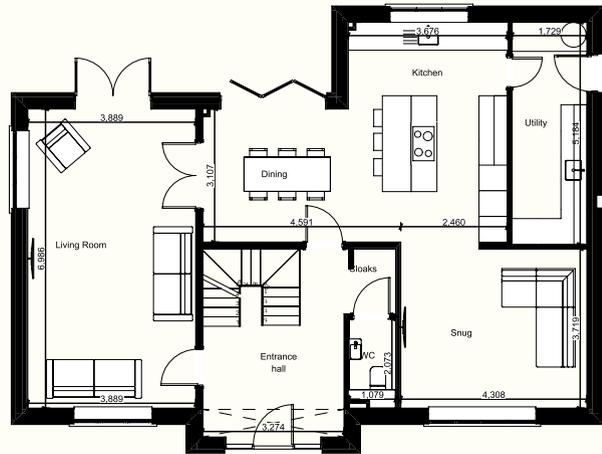


Plot 7

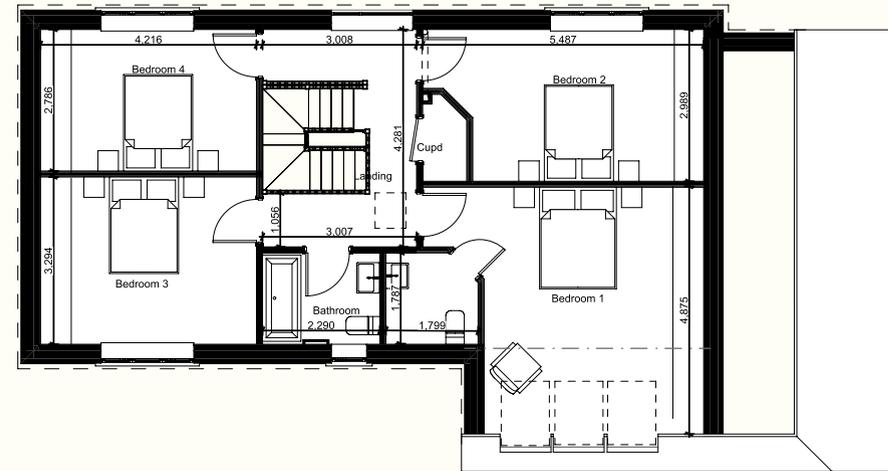
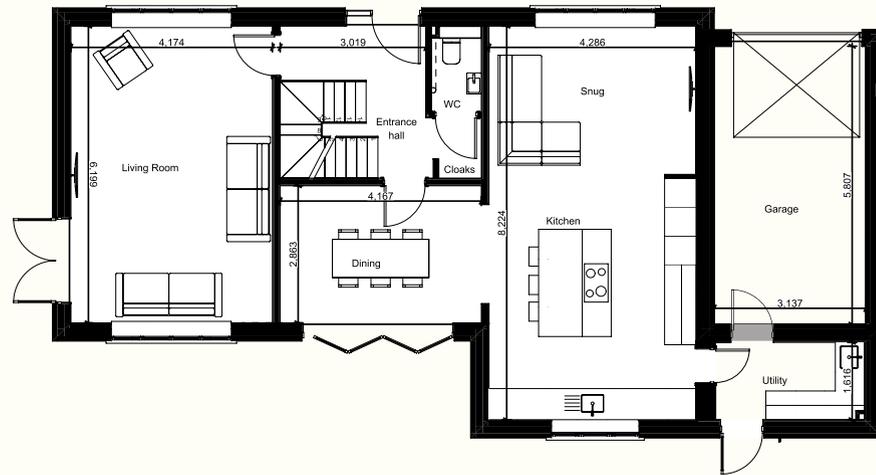
Plot 8



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
You can also view the listing on paulcarrestateagents.co.uk

