



Lovett & Co.
estate agents



Violet Walk
Fradley



Lovett&Co. Estate Agents are delighted to offer for sale this beautifully presented three-bedroom end-terraced family home, set within the highly sought-after village of Fradley, just a short distance from the cathedral city of Lichfield.

Offered with no onward chain, this modern home is approximately six years old and still benefits from around four years remaining on its original NHBC warranty, providing added peace of mind for the next owner.

Immaculately maintained throughout, the property has been further enhanced by the current owners with stylish upgrades including a contemporary fitted kitchen, modern family bathroom, en-suite shower room and guest WC, creating a home that is truly ready to move straight into.

The accommodation briefly comprises: entrance hallway, guest WC, spacious front lounge, impressive open-plan kitchen/diner, first-floor landing, three well-proportioned bedrooms (with an en-suite to the master bedroom) and a modern family bathroom. Both the first and second bedrooms also benefit from a range of fitted wardrobes, providing excellent built-in storage.

Externally, the property offers a generous front driveway providing ample off-road parking, leading to a detached single garage. To the rear is a private, enclosed garden enjoying sunshine throughout the day, featuring a patio seating area and lawn—ideal for relaxing, entertaining and family life.

Fradley is a popular village offering a good range of local amenities and excellent facilities for families, with St Stephen's Primary School approximately a 20-minute walk away and All Saints CE Primary School in nearby Alrewas less than 10 minutes by car. Further schooling options include John Taylor High School, The Friary School and King Edward VI School. The village offers convenience stores, small shops, a traditional pub and restaurant, while nearby Lichfield provides a wider range of shopping, dining and leisure facilities, including the Three Spires Shopping Centre and Garrick Theatre. The historic town of Tamworth is approximately 11 miles away, with Birmingham around 30 minutes by car. For outdoor enthusiasts, Fradley Junction and the nearby Fradley Pool Nature Reserve





provide excellent opportunities for walking, cycling, boating, fishing and wildlife watching, with a canalside café, pub and picnic area nearby.

RECEPTION HALL:

Entrance door, tiled flooring, ceiling light point, doors to the guest WC and lounge.

LOUNGE:

11' 0" x 13' 5" (3.36m x 4.08m)

Carpeted flooring, TV aerial sockets, ceiling light points, radiator, light point, stairs to the first floor and door to the kitchen.

KITCHEN-DINER:

15' 7" x 11' 3" (4.76m x 3.42m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, space for a fridge-freezer and washing machine, spot lights, wall tiling, tiled flooring, ample space for dining table and chairs, French doors to the rear garden.

GUEST WC:

Modern fitted suite with low level WC, wash hand basin, wall tiling and flooring, light point, radiator and extractor.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the loft hatch.

BEDROOM ONE:

11' 5" x 8' 2" (3.49m x 2.50m)

Built in wardrobes and two useful cupboards, carpeted flooring, radiator, ceiling light point, window to rear and door to the en-suite.

EN-SUITE:

Modern fitted suite comprising: shower cubicle, low level WC, wash hand basin, tiled flooring and walls, spot light, towel rail and extractor fan.

BEDROOM TWO:

8' 7" x 9' 11" (2.62m x 3.02m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator, window to front.

BEDROOM THREE:

6' 9" x 6' 9" (2.06m x 2.05m)

Carpeted flooring, ceiling light point, radiator and window to front.



FAMILY BATHROOM:
Modern suite comprising: bath with shower above, pedestal wash hand basin, low level W/C, wall tiling and flooring, ceiling spot lights, towel rail and extractor.

DETACHED SINGLE GARAGE:
Up and over front door, light and electric points, attic space for extra storage.

VIEWING:
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only