



30 Long Lane, Fradley
Lichfield WS13 8NT

Downes & Daughters
ESTATE AGENCY

30 Long Lane, Fradley Lichfield WS13 8NT £550,000

An impressive family home extending to 2,131 sq.ft of internal accommodation, occupying an enviable 0.21 of an acre plot, on this desirable residential address on the rural fringe of this popular Staffordshire village. Surrounded by substantial manicured gardens, this extensive property offers flexible accommodation over two floors, catering to the modern needs of a growing family. The ground floor provides an entrance hallway with storage cupboard, living room, dining or sitting room, study or second sitting room, impressive garden room with bi-fold doors to the rear garden, spacious kitchen diner, side hallway and a guest cloakroom. The first floor is equally impressive with a landing, a large principal bedroom, three further bedrooms and a luxury family shower room. With all bedrooms benefitting from built in storage. Externally the impressive landscaped plot has clearly been lovingly tended by the current owner for many years. Boasting a manicured lawned front garden, two separate private driveways, two separate garages and a stunning lawned rear garden with patio seating areas and stylishly planted borders.

Viewing is essential to appreciate the exceptional nature of this home and its idyllic setting.

GROUND FLOOR

Entrance Hallway With Storage Cupboard • Living Room • Sitting Room • Garden Room • Second Sitting Room / Study • Kitchen Diner • Useful Side Hallway / Storage Area • Garage Used As Storage Room • Guest Cloakroom

FIRST FLOOR

Landing • Principal Bedroom With Storage Cupboard • Bedroom Two With Built In Wardrobe • Bedroom Three With Built In Wardrobe • Bedroom Four With Built In Wardrobe • Luxury Family Shower Room

OUTSIDE

Two Private Driveways To The Front • Lawned Front Garden • Two Separate Garages On Either Side Of The House • Immaculate Lawned Rear Garden • Patio Seating Areas & Stylishly Planted Borders

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Energy Rating C • Council Tax Band E • All Mains Services • Upvc Double Glazing







Floor 0



Floor 1



Approximate total area⁽¹⁾
2131 ft²
198 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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