



4 Rumbold Avenue, Fradley
Lichfield WS13 8SJ

Downes & Daughters
ESTATE AGENCY

4 Rumbold Avenue, Fradley Lichfield WS13 8SJ £425,000

A substantial four bedroom detached family home, occupying an enviable and easily accessible position with a walled rear garden and a 32ft tandem garage. Extending to 1,669 square feet of accommodation (inc. garage) over just two floors and benefitting from a wonderfully flexible layout and great levels of natural light in all rooms. The ground floor layout provides: An entrance hallway, guest cloakroom, study, living room, formal dining room, conservatory, breakfast kitchen and utility. The first floor then boasts an elegant landing, opulent principal bedroom with a walk in dressing room and en suite shower room, three further double bedrooms, two with built in wardrobes and a family bathroom. Externally the impressive frontage has a manicured lawn with ornate railing boundary, private driveway parking, tandem garage and walled rear garden with neat lawn and patio seating areas.

Viewing is essential to appreciate the stylish and enormously flexible interior, attractive gardens and desirable easily accessible position.

GROUND FLOOR

Entrance Hallway • Study • Spacious Living Room With Access To Rear Garden • Dining Room • Conservatory • Breakfast Kitchen • Utility Room With Access To Side Return • Guest Cloakroom

FIRST FLOOR

Landing With Airing Cupboard • Principal Bedroom With Walk In Dressing Room • En Suite Shower Room • Bedroom Two With Built In Wardrobes • Bedroom Three With Built In Wardrobes • Bedroom Four • Family Bathroom

OUTSIDE

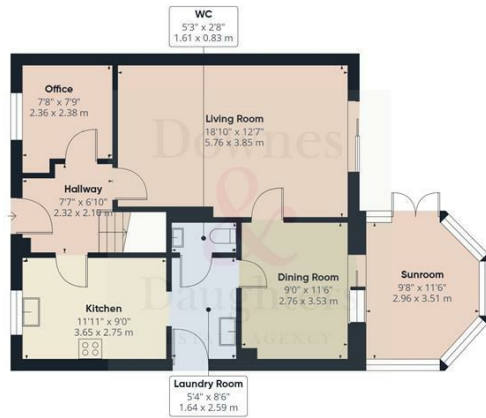
Impressive Frontage With Lawned Garden & Ornate Railings • Gated Side Access • Private Driveway Parking • Impressive 32ft Tandem Garage • Walled Rear Garden With Neat Lawn & Patio Seating Areas

FURTHER INFORMATION

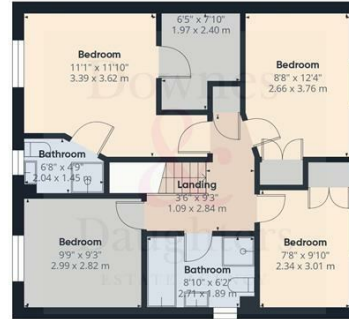
Freehold (TBC By Solicitor) • Energy Rating C • Council Tax Band E • Upvc Double Glazing • All Mains Services



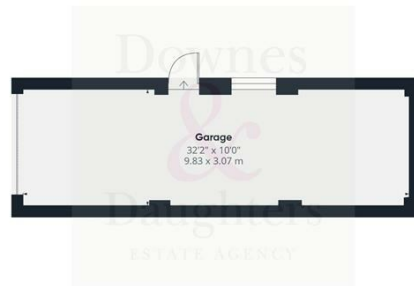




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
1669 ft²
155.1 m²

(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.

GIRAFFE 360

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		
EU Directive 2002/91/EC		
England & Wales		
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		
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Not environmentally friendly - higher CO ₂ emissions		
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England & Wales		



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