

Alexander Close

Fradley, Lichfield, WS13 8SH

John German



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Offers Over £375,000

A modern four-bedroom detached family home situated in a quiet cul-de-sac location within Fradley.

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This four-bedroom executive-style detached family home is situated in the sought-after village of Fradley, renowned for its picturesque canalside walks and excellent range of local amenities. Fradley Canal Café can be found at the junction of the Trent & Mersey and Coventry Canals, while a pleasant stroll along the canal leads to the neighbouring village of Alrewas, home to the National Memorial Arboretum. Fradley itself offers a variety of amenities, including a Co-op supermarket, church, village hall, go-karting circuit and St Stephen's Primary School. The village is ideally positioned for commuters, with excellent road links including the A38 and M6, providing easy access to the wider motorway network. Nearby railway stations in Burton-on-Trent and Lichfield offer regular services to Birmingham, London and a range of other destinations. The nearby cathedral city of Lichfield provides an excellent choice of amenities, from boutique shops, cosy cafés and traditional pubs to vibrant markets and a wide selection of restaurants. The city is also well connected by rail, with two railway stations offering services to destinations including Birmingham, London Euston and Bromsgrove.

The UPVC front entrance door opens into the entrance hall which has a laminate wooden style flooring and carpeted stairs rising to the first-floor landing, there is a useful understairs guest WC and doors leading off to the living room and kitchen/diner.

The attractive living room has a front aspect window, carpeted flooring, feature fireplace with living flame electric fire and an arch leading through to the dining room which has carpeted flooring and a bay window to the rear aspect.

The re-fitted kitchen/diner has a range of matching wall and base units with laminate wooden effect surfaces over, tiled splashbacks, built-in electric oven, induction hob and extractor above. There is space and plumbing for a washing machine and freestanding fridge/freezer, laminate wooden style flooring, a door into the garage, window to the rear aspect, and UPVC double glazed sliding doors opening into the conservatory. The conservatory benefits from a re-fitted insulated roof with skylights and spotlights to the ceiling, tiled flooring, and French doors leading out to the garden.

On the first floor, the landing has access to the loft, an airing cupboard and doors to four bedrooms and the family bathroom. The master bedroom has a re-fitted modern en-suite with a tiled shower, WC and a wash hand basin. The family bathroom has also recently been re-fitted with a modern family suite comprising of a low level WC, wash hand basin and panelled bath with a shower over.

Outside, to the front is a driveway providing parking and access into the single garage with an electric roller door, lighting and power. Side gated entry leads to the rear where there is a generous lawned garden with a patio seating area and a generous range of plants, trees and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/28092026

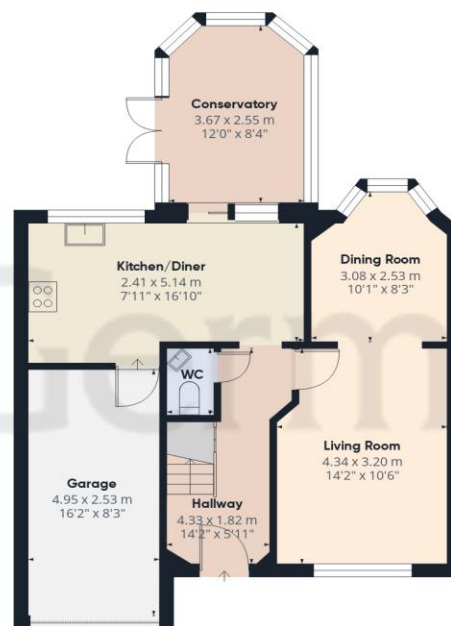
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





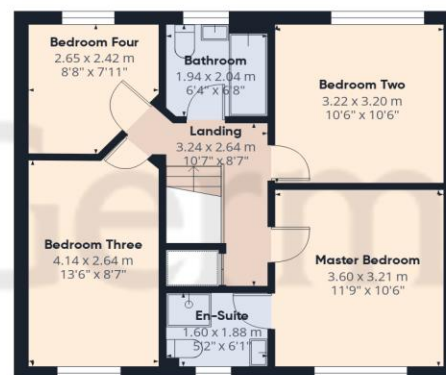


Ground Floor

Approximate total area⁽¹⁾

116.3 m²

1252 ft²



Floor 1

(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.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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