



Connells

Allen Way  
Fradley Lichfield



# Allen Way Fradley Lichfield WS13 8XL

for sale  
**£415,000**



## Property Description

Welcome to Allen Way in Fradley, Lichfield. This wonderfully unique detached home is situated in a fantastic position on this sought after modern development, with stunning views and within convenient distance of popular local amenities and schooling. With an attractive curb appeal providing delightful first impressions, this property boasts a modern open plan kitchen/diner, spacious lounge, guest wc, four double bedrooms, an en-suite shower room, family bathroom, landscaped rear garden, driveway and garage. Situated on a very popular development is this superbly situated detached family home. With a wonderful open green aspect to the front and nearby walks alongside the canal, the setting is truly idyllic with the added benefits of being a nearly new home. The present owners have further improved the property with a charmingly landscaped garden full of colour and additional patio seating areas, truly setting off this gorgeous family home. With four double bedrooms and the master having an en suite along with the properties main bathroom this property ticks all boxes. The ever-popular Fradley is growing with amenities including a new primary school, a choice of shops and community facilities. Nearby Lichfield provides a broad choice of shopping and leisure facilities, easily and quickly accessed via the neighbouring A38 trunk road which also provides great commuter links. To fully appreciate this delightful and immaculate home a viewing is essential, in our opinion.



### Entrance Hallway

### Guest Wc

### Living Room

16' 5" x 11' 7" ( 5.00m x 3.53m )

### Kitchen Diner

20' max x 14' 8" max ( 6.10m max x 4.47m max )

### First Floor

### Master Bedroom

14' 8" x 9' 11" ( 4.47m x 3.02m )

### En-Suite Shower Room

### Bedroom Two

12' 10" x 9' 11" ( 3.91m x 3.02m )

### Bedroom Three

9' 9" x 9' 5" ( 2.97m x 2.87m )

### Bedroom Four

9' 9" x 7' 9" ( 2.97m x 2.36m )

### Family Bathroom



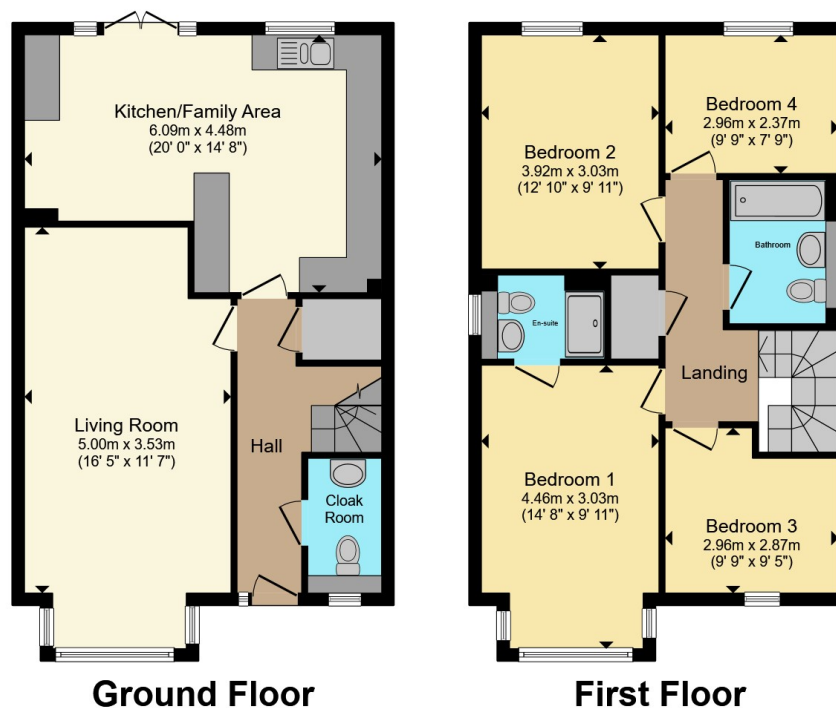












Total floor area 120.4 m<sup>2</sup> (1,296 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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11 & 13 Bore Street  
 LICHFIELD WS13 6LZ

EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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