

Elson Road

Fradley, Lichfield, WS13 8ZS

John German



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£350,000

A modern three-storey family home situated on a popular new development of homes located in the village of Fradley.



John Gorman

This attractive four bedroom, three storey family home, is situated within the popular Fradley manor development built by Barratt homes, located in the popular village of Fradley located only a short drive away from the cathedral city of Lichfield, offering a wide range of amenities including several supermarkets, two train stations and much more. Fradley itself is ideally situated for access onto the A38 leading to Lichfield and Burton-on-Trent and further onto the M6 and national motorway network. Fradley also has a selection of local shops and food outlets along with a primary school, St Stephen's Primary, and a choice of secondary schools located in the nearby cathedral city of Lichfield.

The Kingsville built by Barratt homes is a versatile THREE-STOREY family home, downstairs is an OPEN PLAN KITCHEN WITH FAMILY AND DINING AREAS and the ground floor FOURTH BEDROOM ideal as a home office or study, on the first floor you'll find the spacious living room along with the master bedroom, with an EN SUITE. Upstairs to the second floor you'll find a further DOUBLE BEDROOM, family bathroom and further single bedroom. Internally the property comprises of composite entrance door opening into the welcoming hallway with large storage cupboard, grey tile styled flooring, downstairs WC, carpeted stairs rising to the first floor landing and doors off into the ground floor bedroom/home office and the heart of the home the impressive open plan kitchen/dining/living. The space has been cleverly designed with modern family living in mind, with grey laminate effect flooring, a modern kitchen with a range of matching wall and base units with a selection of integrated kitchen appliances, ample space for both seating and dining options, useful understairs storage cupboard and UPVC double glazed French doors leading out to the rear garden. The versatile ground floor bedroom has a UPVC double glazed window to the front aspect, grey laminate style flooring and a range of fitted cupboard providing further storage, this room is ideal as a home office or even playroom. Upstairs on the first floor landing there are doors off into the spacious living room and master bedroom complete with its own en-suite shower room. Stairs then rise to the second floor where you have a further double bedroom, family bathroom and a single bedroom.

Outside to the front of the property is an attractive open green space, along with a tarmac driveway providing off-road parking for two/three vehicles and to the rear is an enclosed garden laid mainly to lawn with well stocked borders, extended patio and garden shed.

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

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

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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: JGA09062025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

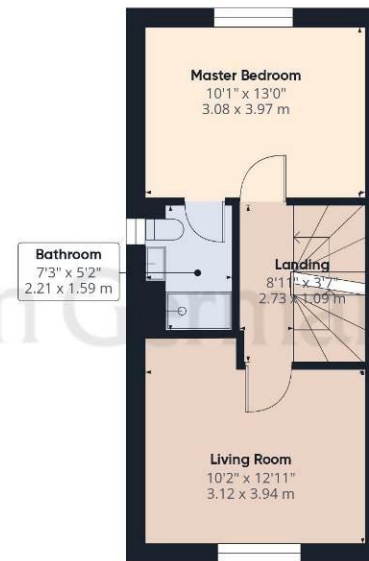
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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



Floor 1



Floor 2

Approximate total area⁽¹⁾

1019 ft²

94.7 m²

Reduced headroom

45 ft²

4.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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