



2 Willow Close, Fradley, Lichfield, Staffordshire, WS13
8RW

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

2 Willow Close, Fradley, Lichfield, Staffordshire, WS13 8RW

£550,000

Enjoying a wonderfully peaceful location within the popular village of Fradley and situated in an exclusive cul de sac, this is a truly fine family home. Immaculately presented throughout the house has a very generous accommodation layout with four genuine double bedrooms, together with an en suite bathroom and large family bathroom. The ground floor is equally impressive with two principal reception rooms, together with a quality fitted contemporary style kitchen with breakfast area and utility. Outside the gardens offer a good degree of privacy and are neatly tended and principally laid to lawn. The village provides great local facilities with popular primary school and lies just some five miles from the cathedral city of Lichfield. The nearby A38 provides quick road links to many Midland commercial centres and is ideal for commuting to the general area. To fully appreciate this fine family home an early viewing would be strongly recommended.



ENCLOSED PORCH

approached via a PVC double glazed leaded entrance door with side screen opening to:

ENTRANCE PORCH

having tiled floor and inner obscure glazed door opening to:

SPACIOUS RECEPTION HALL

having stairs leading off with useful cupboard space beneath, radiator, coved cornice and ceiling rose and door to:

FITTED GUESTS CLOAKROOM

having close coupled W.C., wash hand basin with tiled splashback, obscure UPVC double glazed window to rear, radiator and coving.

FAMILY LOUNGE

5.40m x 4.00m (17' 9" x 13' 1") having a feature brick inglenook fireplace with raised quarry tiled hearth and inset living flame coal effect gas fire flanked by two leaded glazed inserts, wide UPVC double glazed walk-in bay window, double radiator, coved cornice and ceiling rose, two wall light points and glazed double doors open to:

DINING ROOM

3.94m x 3.69m (12' 11" x 12' 1") having coved cornice and ceiling rose, wide double glazed double French doors opening out to the rear garden, feature laminate flooring, radiator, four wall light points and glazed door opening to:

FABULOUS FITTED BREAKFAST KITCHEN

Breakfast Area 2.47m x 2.38m (8' 1" x 7' 10") having leaded UPVC double glazed window to rear, coving, downlighters, radiator and wide opening through to Kitchen Area 3.32m x 2.84m (10' 11" x 9' 4") having ample granite work tops and white gloss doored base storage cupboards and drawers, matching wall mounted storage cupboards, stainless steel one and a half bowl sink unit with swan neck mixer tap, built-in electric oven with four ring electric induction hob with glass splashback and extractor fan, integrated fridge and dishwasher with matching fascias, radiator, coving to ceiling, low energy downlighters, leaded UPVC double glazed window to rear and door to:

UTILITY ROOM

2.84m x 2.00m (9' 4" x 6' 7") having further work surface space with base storage cupboards, matching wall mounted storage cupboards, one and a half bowl sink with mixer tap, space and plumbing for washing machine and tumble dryer, radiator, leaded UPVC double glazed door out to the rear garden, coving and door to garage.



FIRST FLOOR GALLERIED LANDING

a superb area, perfect as a study landing having leaded UPVC double glazed window to front, coved cornice, radiator, loft access hatch and built-in airing cupboard housing the pre-lagged hot water cylinder, linen shelving and power shower pump. Doors lead off to further accommodation.

BEDROOM ONE

4.91m max x 3.97m (16' 1" max x 13' 0") having full height and width fitted contemporary style wardrobes with sliding doors with mirrored panels, matching bedhead with integral lighting and bedside cabinets and unit with three drawers, leaded UPVC double glazed window to rear, radiator, coving and door to:

LUXURY EN SUITE BATHROOM

having tiled panelled bath with mixer tap with shower attachment and Mira thermostatic shower fitment fitted over and glazed shower screen, vanity unit with inset wash hand basin with mono bloc mixer tap and useful cupboard space, close coupled W.C., chrome heated towel rail/radiator, comprehensive ceramic wall tiling, tile effect laminate flooring, LED mirror, coving and downlighters and an obscure UPVC double glazed window.

BEDROOM TWO

4.21m x 3.98m (13' 10" x 13' 1") a generous room having coving, leaded UVC double glazed window to front, large wardrobe and radiator.

BEDROOM THREE

5.46m x 2.93m max (17' 11" x 9' 7" max) having two UPVC double glazed dormer style windows to front, laminate flooring and fitted wardrobes and chests of drawers, coving and radiator.



BEDROOM FOUR

3.96m x 2.48m (13' 0" x 8' 2") having coving, leaded UPVC double glazed window to rear and radiator.

FAMILY BATHROOM

having free-standing rolltop claw-foot bath with mixer tap with shower attachment, vanity unit with surface mounted oval wash hand basin with free-standing mono bloc mixer tap and useful cupboard space, close coupled W.C., Quadrant tiled shower cubicle with thermostatic shower fitment with hose and drencher shower, co-ordinated ceramic wall tiling, traditional style towel rail/radiator, obscure UPVC double glazed window to rear and coving.

OUTSIDE

To the front of the property is a generous block paved driveway providing parking for six cars and a lawned foregarden with side flower and herbaceous borders, side gate leading to the rear garden and external lighting. To the rear of the property is a generous garden having an attractive flagstone patio area with block paved inserts and dwarf walled border leading to a shaped well tended lawn with flower and herbaceous side borders, fenced perimeters, garden summerhouse, external lighting, cold water tap and gated access to the side.

DOUBLE GARAGE

5.46m x 5.11m (17' 11" x 16' 9") having twin up and over entrance doors, fluorescent light and power points, wall mounted Glow-worm condensing gas central heating boiler, useful work bench with storage cupboards and further wall mounted storage cupboards and shelving.

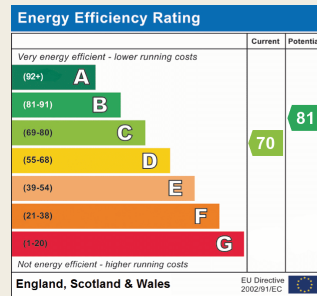


COUNCIL TAX

Band G.

FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water, and storm drainage is to soakaways. Electric and Gas supplier - Octopus Energy. T.V and Broadband - BT. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



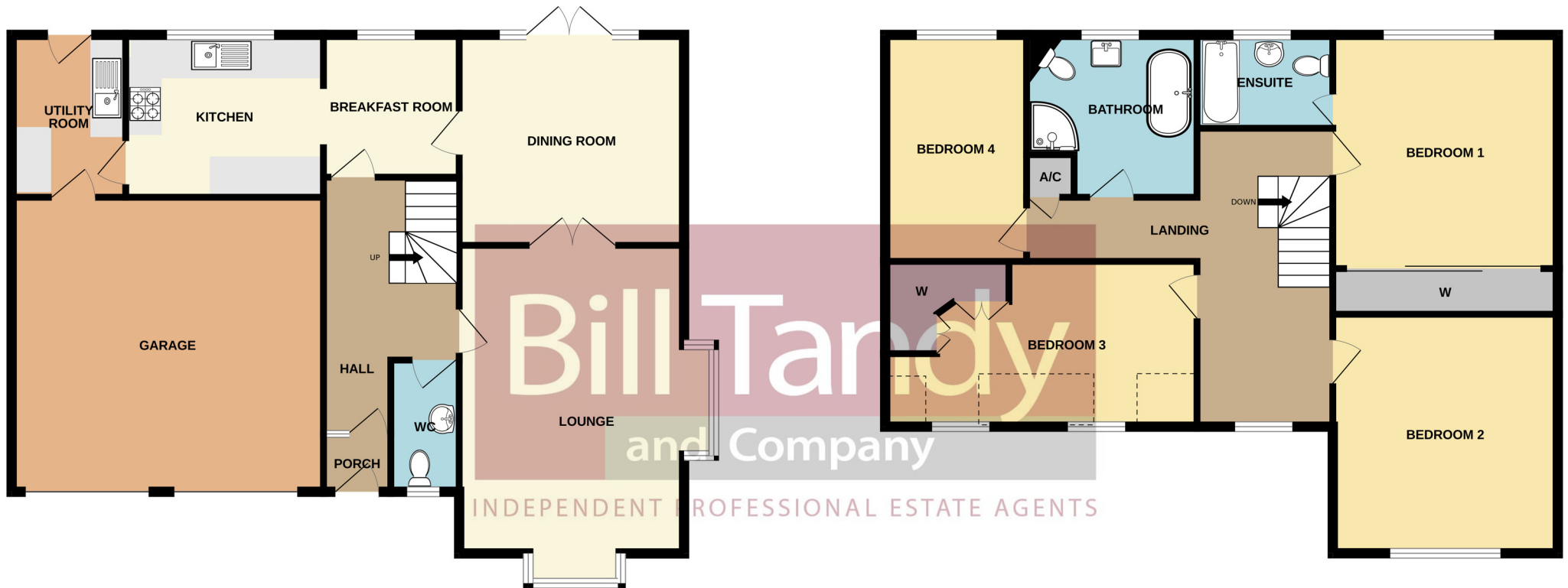
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



2 WILLOW CLOSE, LICHFIELD WS13 9RW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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