



7 Sharpe Close, Fradley, Lichfield, Staffordshire, WS13

8XB

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

7 Sharpe Close, Fradley, Lichfield, Staffordshire, WS13 8XB

£490,000

Situated on the popular Sheasby Park development, originally built by Bellway Homes, 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. The four double bedrooms have had the additions of a bank of wardrobes in both bedrooms one and two, and there is an en suite and family bathroom. 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 immaculately presented family home an early viewing would be strongly recommended.



CANOPY PORCH

having up-and-down wall lantern with PIR detector and composite PVC double glazed entrance door and side screen opening to:

RECEPTION HALL

having feature tiled flooring, radiator, stairs leading off with useful under stairs storage cupboard, central heating timer and thermostat, door to garage and door to:

LIVING ROOM

4.30m x 4.25m (14' 1" x 13' 11") an attractive room having UPVC double glazed window to front and double radiator.

'L' SHAPED FAMILY DINING KITCHEN

6.33m max x 5.65m max (3.50m min x 2.72m min) (20' 9" max x 18' 6" max - 11'6" min x 8'11" min) the kitchen area is well fitted having ample work surface space with base storage cupboards and drawers, wall mounted storage cupboards, built-in AEG electric double oven and grill with four ring induction hob and extractor hood, integrated fridge/freezer and dishwasher each with matching fascia, one and a half bowl stainless steel sink unit with mixer tap, central island unit with additional cupboard and drawer space. The sitting area has a double radiator and downlighters. The floor is tiled throughout with the dining area having double glazed double French doors out to the rear garden and a further radiator.

UTILITY ROOM

1.86m x 1.77m (6' 1" x 5' 10") having work surface space, single drainer sink unit with mixer tap, space and plumbing for washing machine, space for tumble dryer, obscure UPVC double glazed door to outside, tiled flooring and door to:

FITTED GUESTS CLOAKROOM

having Roca sanitaryware comprising W.C. and pedestal wash hand basin with mixer tap and tiled splashback, radiator, tiled flooring, obscure UPVC double glazed window and feature wall mirror.



FIRST FLOOR GALLERIED

approached by a return staircase with spindle balustrade and having UPVC double glazed window to front, radiator, loft access hatch, built-in cupboard housing the pressurised hot water cylinder and further built-in cupboard having linen shelving.

BEDROOM ONE

4.80m x 4.25m max (3.62 min) (15' 9" x 13' 11" max 11'11" min) having full height and width fitted wardrobes, radiator, UPVC double glazed window to pleasant open front aspect and door to:

LUXURY EN SUITE SHOWER ROOM

having large tiled walk-in shower cubicle with thermostatic Mira shower fitment with hose and drencher shower, Roca sanitaryware including pedestal wash hand basin and W.C. with concealed cistern, co-ordinated ceramic wall tiling, large wall mirror, electric shaver point, tiled flooring, downlighters, extractor fan, chrome heated towel rail/radiator and obscure UPVC double glazed window.

BEDROOM TWO

3.56m x 3.27m (11' 8" x 10' 9") having UPVC double glazed window to rear, radiator and fitted double wardrobe with sliding doors.



BEDROOM THREE

3.60m x 3.16m (11' 10" x 10' 4") having UPVC double glazed window to rear and radiator.

BEDROOM FOUR

3.17m x 3.16m (10' 5" x 10' 4") a fourth double bedroom having UPVC double glazed window to front and radiator.

FAMILY BATHROOM

having a suite of Roca sanitaryware comprising pedestal wash hand basin, W.C., panelled bath with mixer tap and separate tiled shower cubicle with Mira shower fitment with shower hose and drencher shower, co-ordinated ceramic wall tiling, UPVC double glazed window to rear, extractor fan and downlighters.

OUTSIDE

The property has a driveway to the front providing parking for a couple of cars flanked by a lawned garden and there is side gated access to the rear garden. To the rear of the property is a delightfully landscaped garden transformed from that left by the builders into a delightful area, set to lawn with patio seating areas, fully stocked flower and herbaceous borders and fenced perimeters.

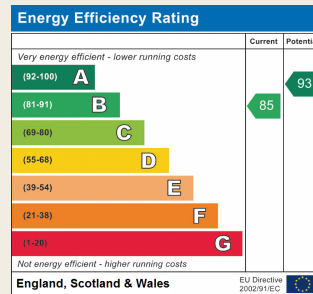


GARAGE

6.00m x 3.03m (19' 8" x 9' 11") a very generous single garage having up and over entrance door, light and power and housing the Ideal gas central heating boiler.

COUNCIL TAX

Band F.



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. It is anticipated that a service charge for the maintenance of communal areas on the development will be applied once the development is complete.



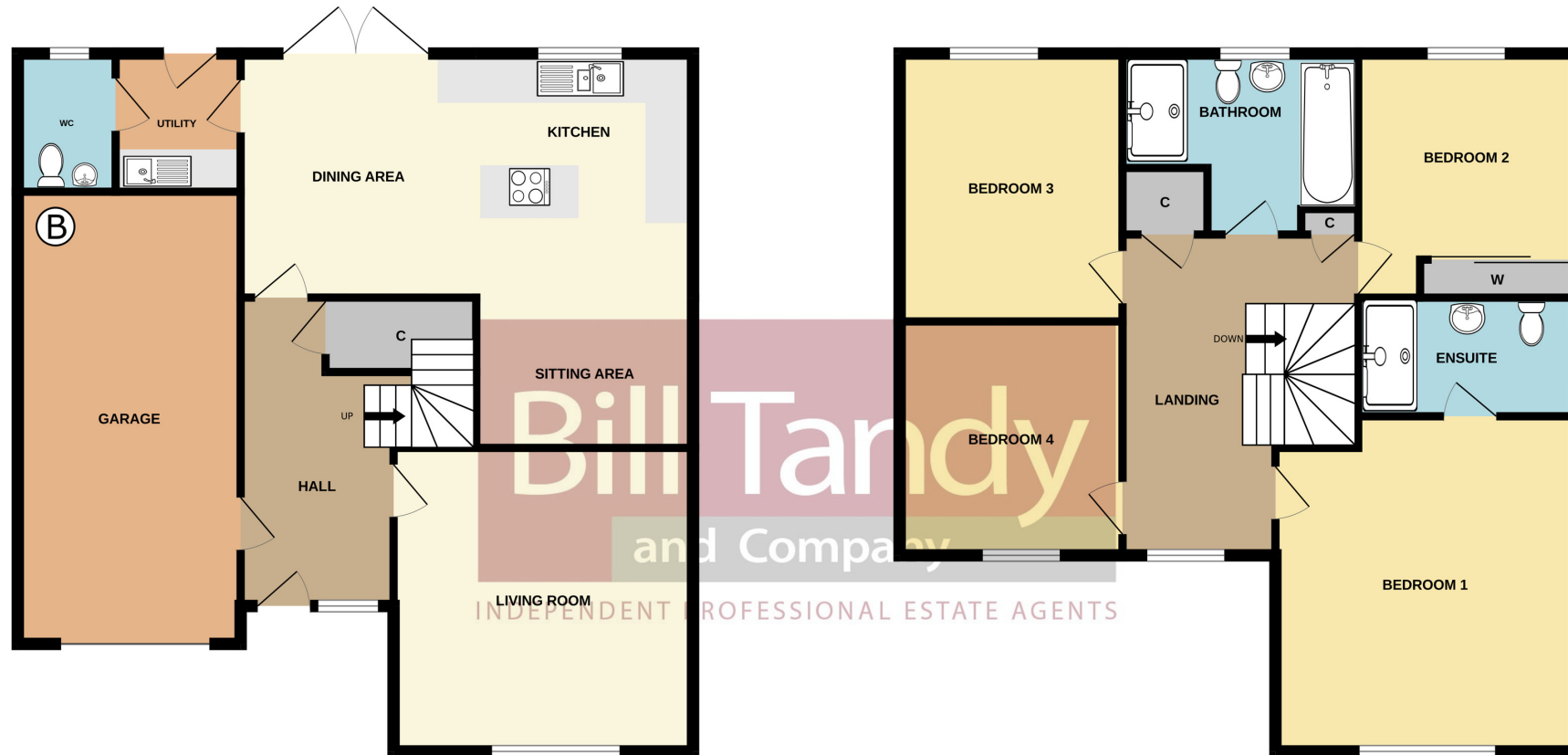
VIEWING

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



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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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