



11 Shaw Close, Fradley, Lichfield, Staffordshire, WS13 8SB

Bill Tandy  
and Company

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

# 11 Shaw Close, Fradley, Lichfield, Staffordshire, WS13 8SB

## £495,000 Offers over

Bill Tandy and Company are delighted to present this beautifully updated and modernised detached family home, quietly positioned on the popular cul-de-sac of Shaw Close in the highly sought-after village of Fradley. Just a short walk away, residents can enjoy an excellent range of village amenities at the Stirling Centre, including a Co-op convenience store, gym, chemist, Greggs, Indian restaurant, fish and chip shop and café. The village also offers superb access to the cathedral city of Lichfield via the A38, with nearby rail links from Lichfield City and Lichfield Trent Valley stations providing connections to Manchester, London and Birmingham. The property itself is presented to an exceptional standard throughout and warrants an internal inspection to be fully appreciated. The accommodation includes a welcoming reception hall, an updated guest w.c., a stylish lounge featuring a contemporary media wall, a conservatory with an all-year insulated roof, and a modern breakfast kitchen. To the first floor are four well-proportioned bedrooms, a modernised family bathroom and an en-suite shower room. Externally, the home benefits from generous parking for approximately four vehicles, leading to a detached double garage. The rear garden has been thoughtfully designed for relaxation and entertaining, further enhanced by a versatile garden room—ideal as a home office, studio or leisure space. Early viewings are strongly recommended to appreciate the quality and lifestyle this superb home offers. No upward chain.



### RECEPTION HALL

approached via a composite front entrance door and having stairs to first floor with wood panelling feature, laminate floor, radiator and doors open to:

### RE-FITTED GUESTS CLOAKROOM

having contemporary white suite comprising vanity unit with inset wash hand basin and low flush W.C., feature wood panelling, radiator, tiled floor and obscure double glazed window to side.

### LOUNGE

5.50m x 4.19m max (2.93m min) (18' 1" x 13' 9" max 9'7" min) the feature and focal point of the rooms is the media wall having a contemporary flame effect electric fire with space above ideal for wall mounted T.V. and sound bar. There is a double glazed square bay window to front, two radiators, spot lighting to ceiling, coving, under stairs storage and double glazed sliding doors opening to:

### CONSERVATORY

10' 10" x 8' 6" (3.30m x 2.59m) having an improved insulated all year round roof with skylight, double glazed windows provide views of the gardens, spot lighting to ceiling and French doors to patio space.

### DINING FAMILY ROOM

3.01m x 2.79m (9' 11" x 9' 2") could also be used as a home office or optional fifth bedroom having double glazed window to front, radiator and ceiling spot lighting.

### KITCHEN

13' 4" x 11' 10" (4.06m x 3.61m) having double glazed window and door to rear, radiator, laminate floor, spot lighting to ceiling, a range of Shaker style encased units comprising base cupboards and drawers with round edge work tops above, upstand splashback, wall mounted cupboards with under-cupboard lighting, inset one and a half bowl composite sink, Rangemaster multi-oven range cooker with five ring gas hob and hotplate with extractor fan above, integrated wash machine and spaces ideal for fridge/freezer and dishwasher.



### FIRST FLOOR LANDING

approached via an upgraded staircase with glass and oak and having airing cupboard, feature wood panelling, radiator and access to loft. Doors open to:

### BEDROOM ONE

4.05m x 3.68m (13' 3" x 12' 1") double glazed rear window, radiator and door opens to:

### RE-FITTED EN SUITE SHOWER ROOM

2.23m x 1.5m (7' 4" x 4' 11") having an obscure double glazed window to side, chrome heated towel rail, comprehensive floor and wall tiling, upgraded suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with twin headed shower appliance over and spot lighting.

### BEDROOM TWO

3.17m x 2.76m (10' 5" x 9' 1") having double glazed window to rear and radiator.

### BEDROOM THREE

3.07m x 2.74m max (10' 1" x 9' 0" max) having double glazed window to rear, radiator and useful recess ideal for wardrobe.

### BEDROOM FOUR

2.65m x 2.00m (8' 8" x 6' 7") having double glazed window to front and radiator.



#### REFITTED BATHROOM

Double glazed front window, modern updated suite comprises a wall mounted vanity unit with inset sink above, low flush w.c., bath with twin headed shower over, full ceiling height tiled splashback surround.

#### OUTSIDE

To the front of the property is a generously sized tarmac driveway providing parking and leading to the detached double garage. There is a shaped lawned front garden with paved pathway leading to the front door, flower bed borders with picket fencing and side gate leading to the rear. Set to the rear of the property is a shaped lawn with decked patio and gravelled pathways, area for bin storage and fenced and walled perimeters. One of the distinct features of the property is its superbly added Garden Room which provides a fantastic space for working from home, entertaining or, as it is currently being used, a cinema room, having light and power supply, double glazed windows and doors.

#### DETACHED DOUBLE GARAGE

5.01m x 5.33m (16' 5" x 17' 6") approached via two up and over doors and having light and power and partly boarded loft.

#### COUNCIL TAX

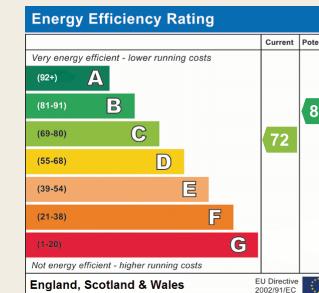
Band E.

#### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. Please refer to Key Facts for Buyers.

#### ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



#### TENURE

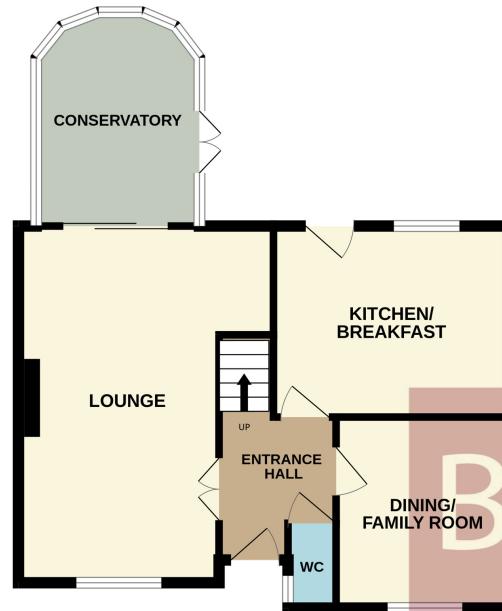
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

#### 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](mailto: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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