

Bill Tandy
and Company

DRAFT

83 Church Lane, Fradley, Lichfield, Staffordshire, WS13
8Nj

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**83 Church Lane, Fradley, Lichfield,
Staffordshire, WS13 8NJ**

£400,000

Offers in the region of

Bill Tandy and Company, Lichfield, are delighted in offering for sale this superbly extended and well presented detached family home located in the heart of the desirable old part of the village of Fradley. The property, which benefits from no upward chain, needs to be viewed to be fully appreciated and comprises reception hall, guests cloakroom, superb sized through lounge, separate dining room, extended kitchen, useful laundry room, four first floor bedrooms and bathroom. Externally the property has a well screened deep foregarden with sweeping drive for numerous vehicles, garage and superb feature rear garden with the benefit of shed and summerhouse.



LOCATION

The property is located in the highly sought after village of Fradley which enjoys a superb range of local facilities including two primary schools, shops, Post Office, take-aways, village church and hall. The village is a short distance away from the cathedral city of Lichfield, and in addition to the regular bus service, the highly regarded Friary high school in Lichfield provides a daily bus service. Fradley is ideally situated with nearby access to the A38 providing commuter links to numerous Midlands town and cities, with rail access to London and Birmingham from Lichfield Trent Valley and Lichfield City railway stations.

RECEPTION HALL

approached via a wooden obscure glazed entrance door and having radiator, stairs to first floor with under stairs storage cupboards and doors open to:

GUESTS CLOAKROOM

having an obscure double glazed window to front, radiator, tiled floor, cloak cupboard with bi-fold door and suite comprising vanity unit with inset wash hand basin and low flush W.C.

THROUGH LOUNGE

7.41m x 3.94m max (3.14m min) (24' 4" x 12' 11" max 10'4" min) this generously sized main lounge has double glazed bow window to front, two radiators, UPVC double glazed patio doors to rear garden and a feature focal point fireplace with exposed stone surround, mantel and shelving with open recess and power point for electric fire.

DINING ROOM

3.63m x 2.72m (11' 11" x 8' 11") having double glazed window to side, radiator, door to hall and double doors open to:



KITCHEN

4.06m x 2.66m (13' 4" x 8' 9") having double glazed window overlooking the rear garden, double glazed door to side, tiled floor, base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards, inset one and a half bowl sink unit, built-in double oven, four ring electric hob, integrated fridge and dishwasher.

LAUNDRY ROOM

2.75m x 2.30m (9' 0" x 7' 7") having a range of base and wall mounted cupboards, larder cupboards, integrated washing machine and tumble dryer, double glazed window and door to rear garden, tiled floor, skylight window and door to garage.

FIRST FLOOR LANDING

having double glazed window to side, radiator, loft hatch, boiler cupboard housing the Vaillant boiler and shelving and doors open to:

BEDROOM ONE

5.35m plus recess x 2.67m max (17' 7" plus recess x 8' 9" max) having double glazed window to rear, radiator and comprehensive range of bedroom furniture comprising wardrobes, chests of drawers and dressing table.



BEDROOM TWO

3.87m x 2.84m (12' 8" x 9' 4") having double glazed window to front, radiator and comprehensive range of bedroom furniture comprising wardrobes, over bed storage cupboards and dressing table.

BEDROOM THREE

3.64m max x 2.89m (11' 11" max x 9' 6") having double glazed window to rear, radiator, book-shelving and storage cupboard.

BEDROOM FOUR

3.01m max (1.93m min) x 2.66m (9' 11" max 6'4" min x 8' 9") this fourth bedroom could be an ideal office and has double glazed window to front, radiator and recess above the staircase.

BATHROOM

2.55m x 2.08m (8' 4" x 6' 10") having obscure double glazed window to side, radiator and suite comprising vanity unit with inset wash hand basin, low flush W.C., corner bath and shower cubicle with aqua-boarding surround and shower appliance over.



OUTSIDE

One of the distinct features of the property is its superb sized plot. There is a long sweeping block paved driveway providing parking for numerous vehicles and leading to the garage, and there is a well screened deep foregarden with shaped lawn, well stocked with mature shrubs and conifers for screening and flower bed borders. To the rear is a superb sized and well cared for rear garden with a block paved patio ideal for entertaining, matching block paved pathway leads to the rear of the garden, pond, well stocked flower bed borders with shrubs and trees for screening, sweeping shaped lawn, summerhouse and shed.

GARAGE

5.11m x 2.66m max (2.41m min) (16' 9" x 8' 9" max) approached via double doors and having useful courtesy door to the laundry room, light and power supply, mezzanine storage areas, kitchen storage units with sink but these could be easily removed if the garage was needed to park a car.

COUNCIL TAX

Band A.



FURTHER INFORMATION

Mains drainage, water, electricity and gas connected. Broadband connected. 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.

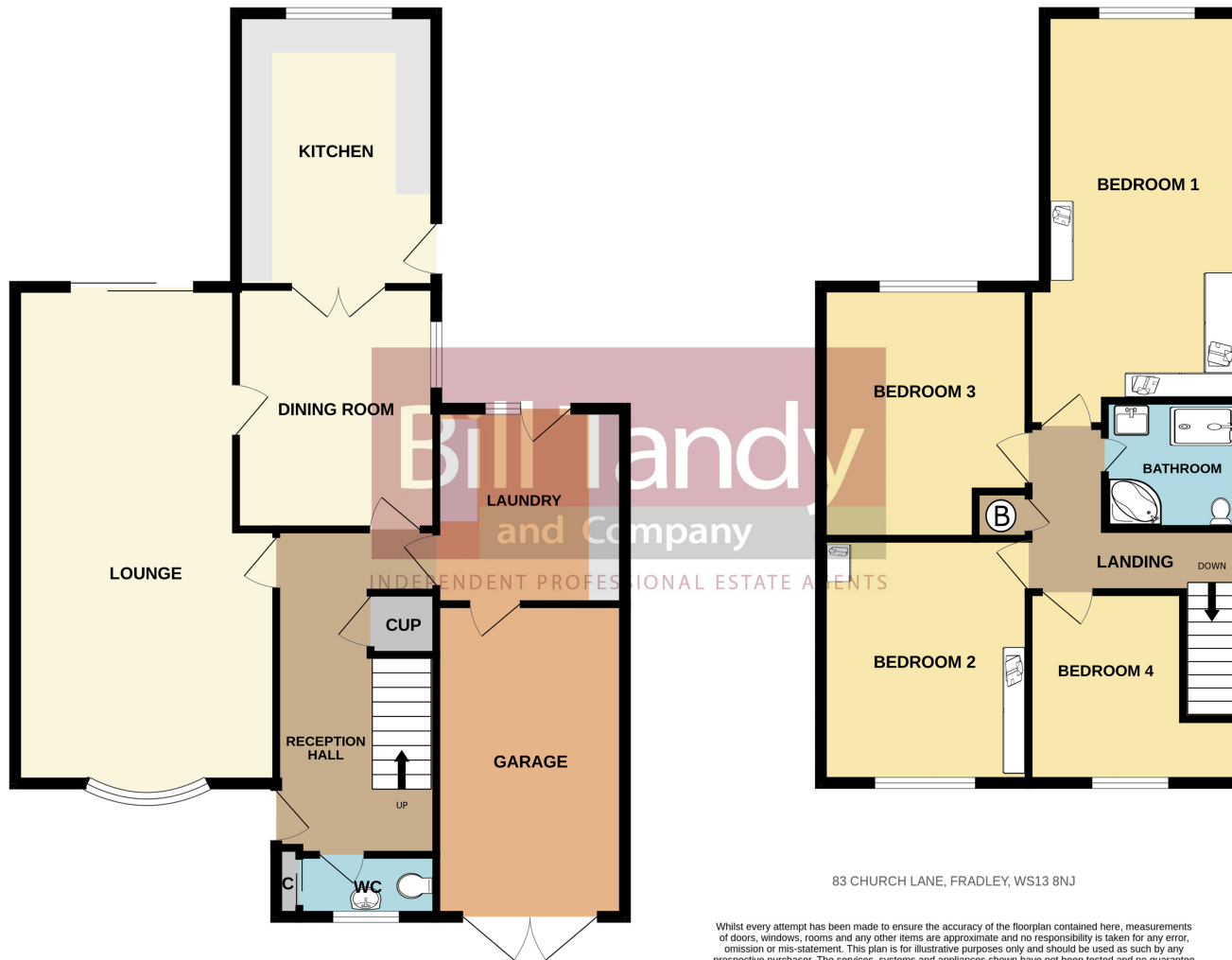
VIEWING

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



83 CHURCH LANE, FRADLEY, WS13 8NJ

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.
 Made with Metropix ©2024

3 Bore Street, WS13 6LJ
 lichfield@billtandy.co.uk
 Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
 and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS