



2 Jones Close, Fradley, Lichfield, Staffordshire, WS13 8UD

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**2 Jones Close, Fradley, Lichfield,  
Staffordshire, WS13 8UD**

**£650,000**

## Offers in Region of

Bill Tandy and Company are delighted to offer for sale this superbly modernised and improved detached family home providing generously sized accommodation located on the small and select cul de sac of Jones Close in the highly sought after village of Fradley. The present owners have substantially improved the interior and we strongly recommend the property is viewed for it to be fully appreciated. The accommodation briefly comprises impressive reception hall, guests cloakroom, through lounge, dining family room, updated family breakfast kitchen and utility room, galleried landing, five bedrooms, updated main en suite, additional en suite bathroom and main family shower room. To the front there is parking for numerous vehicles, double garage and rear gardens. Fradley is one of the closest villages to the cathedral city of Lichfield and offers a good range of facilities including the recently built Stirling centre with Co-op, takeaway, butchers, Post Office and pharmacy. There is nearby A38 and A5 trunk road access leading to the M6 toll and there are rail stations at nearby Trent Valley to London Euston or the City station in Lichfield to Birmingham New Street. The property benefits from no upward chain.



### RECEPTION HALL

accessed via a contemporary composite front entrance door with glass inset and matching inset glass double glazed window to side and having bespoke oak and glazed staircase to first floor, Karndean floor, radiator, ceiling spotlighting and doors lead off to:

### RE-FITTED GUESTS CLOAKROOM

having Karndean floor, vertical designer radiator, useful cloak cupboard and a modern updated suite comprising wall mounted wash hand basin with tiled splashback surround and low flush W.C.

### LOUNGE

7.81m into bay x 4.14m max (25' 7" into bay x 13' 7" max) this superb sized through lounge has a walk-in double glazed bay window to front, recently added double glazed bi-fold doors opening to the rear patio, two radiators and the feature and focal point of the room is its fireplace with marble hearth and matching inset, surround with mantel above and flame effect gas fire.

### DINING FAMILY ROOM

4.73m x 3.46m max (15' 6" x 11' 4" max) this versatile dining room could be used as a family room if required having recently added double glazed bi-fold doors opening to the rear patio, vertical designer radiator, ceiling light point and additional spotlights.

### RE-FITTED FAMILY BREAKFAST KITCHEN

4.88m x 4.05m max (16' 0" x 13' 3" max) this superbly updated contemporary open plan kitchen provides a wonderful entertaining space and could also accommodate a sitting area or dining table if preferred. There is a feature tile effect Karndean floor, recently added three panel double glazed bi-fold doors to rear garden, double glazed window to side, ceiling spotlighting, two-tone contemporary base cupboards and drawers with quartz work tops above, wall mounted storage cupboards, inset stainless steel sink, overhang breakfast bar incorporating an island with base storage and plinth lighting, range of appliances including an inset Neff double oven, induction hob with extractor fan above, larder fridge and freezer, two wine coolers, two vertical column radiators and a sliding butler door opens to:



### UTILITY ROOM

having double glazed door to side, matching units to the kitchen comprising base and wall mounted cupboards, quartz work tops, stainless steel splashback surround, inset sink unit, ceiling spotlighting, integrated dishwasher and space for washing machine and tumble dryer.

### FIRST FLOOR GALLERIED LANDING

overlooking the reception hall and having store cupboard and doors to:

### BEDROOM ONE

5.12m x 3.41m (16' 10" x 11' 2") having double glazed window to front, radiator, ceiling spotlighting, door to en suite and arch to:

### DRESSING AREA

2.61m x 1.83m max into wardrobes (8' 7" x 6' 0" max into wardrobes ) having a range of built-in fitted wardrobes, radiator and spotlighting.

### RE-FITTED EN SUITE SHOWER ROOM

having contemporary styling comprising pale grey tiled floor, full ceiling height tiled splashback surround, double glazed window to side, ceiling spotlighting and contemporary suite comprising double width vanity unit with wooden doors and inset wash hand basin above with mixer tap, low flush W.C. and shower enclosure with twin headed shower appliance over and chrome heated towel rail.



## BEDROOM TWO

4.14m x 3.02m (13' 7" x 9' 11") having two double glazed windows to rear, radiator and built-in wardrobe. Door to:

## EN SUITE BATHROOM

this second en suite has an obscure double glazed window to rear, radiator, ceiling spotlighting and modern suite comprising pedestal wash hand basin, low flush W.C. and 'P' shaped bath with taps incorporating a shower head attachment and tiled surround.

## BEDROOM THREE

4.27m x 4.22m into wardrobes (14' 0" x 13' 10" into wardrobes) having a range of fitted wardrobes, two radiators and two double glazed windows to front.

## BEDROOM FOUR

4.03m x 2.65m (13' 3" x 8' 8") having double glazed window to rear and radiator.

## BEDROOM FIVE

2.94m x 2.32m (9' 8" x 7' 7") this bedroom could also be used as a home office having double glazed window to rear and radiator.



## RE-FITTED FAMILY SHOWER ROOM

having a contemporary style similar to the master en suite and comprises an obscure double glazed window to side, chrome heated towel rail, tiled floor, full ceiling height tiling surround, suite comprising generously sized vanity unit with inset wash hand basin above with mixer tap, low flush W.C. and walk-in shower enclosure with twin headed shower appliance over and ceiling spotlighting.

## OUTSIDE

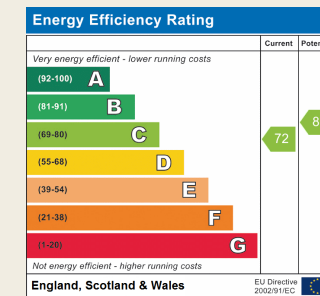
One of the distinct features of the property is its superb plot on the small and select cul de sac of Jones Close. To the front is a sweeping block paved driveway with external lighting providing parking for numerous vehicles and leads to the double garage, and side gate leads to the rear garden. To the rear of the property is a full width block paved patio ideal for entertaining. There is a shaped lawn with flower bed borders, corner summerhouse, fenced surround and external lighting.

## DOUBLE GARAGE

5.15m x 5.01m (16' 11" x 16' 5") approached via twin electrically operated roller shutter doors and having light and power supply.

## COUNCIL TAX

Band G.



## 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.

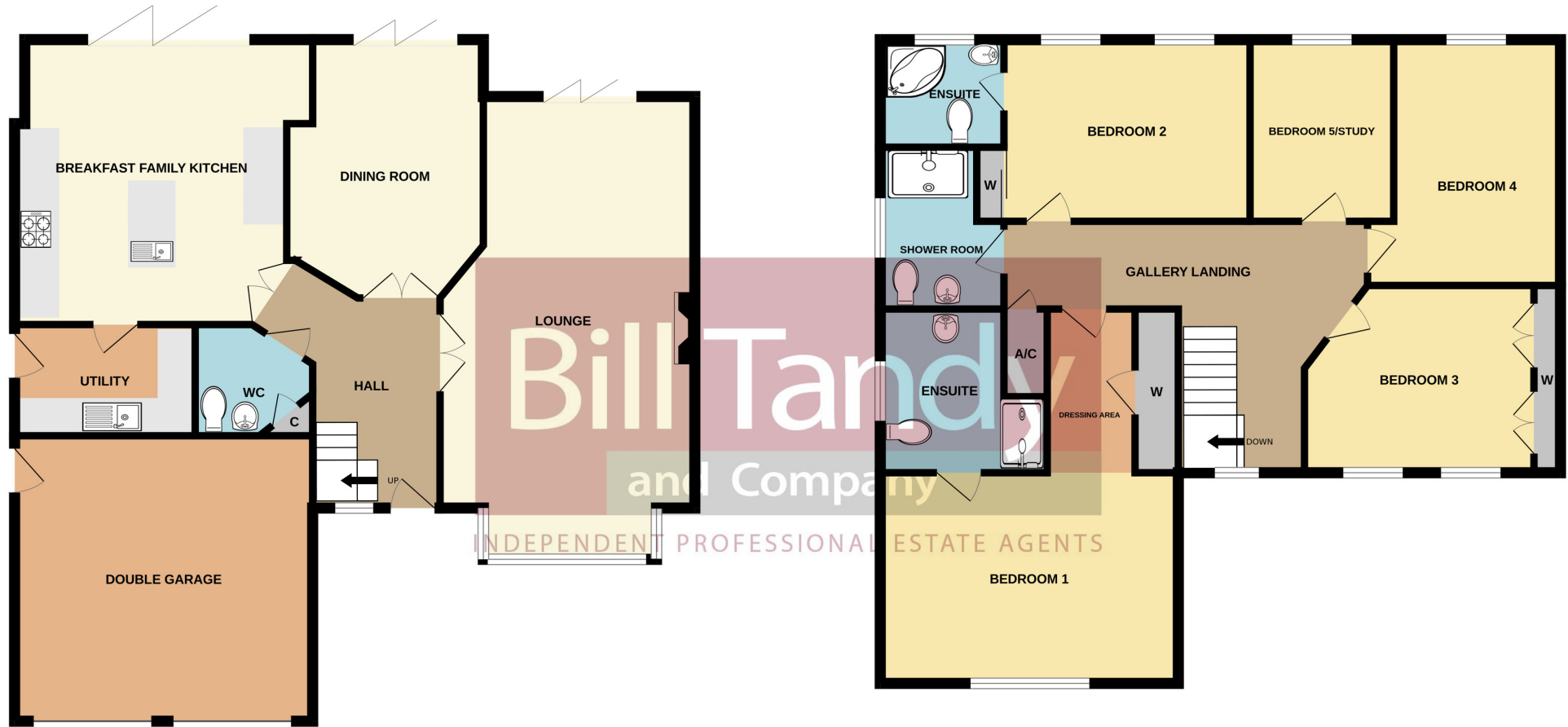
## VIEWING

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, JONES CLOSE, FRADLEY WS13 8UD

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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