



DRAFT

15 Statfold Lane, Fradley, Lichfield, Staffordshire, WS13
8NY

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£550,000

Located in this highly sought after development, this superbly presented and generous size detached family is positioned on one of the largest plots with gardens to front, side and rear. Offering ample parking, a detached double garage and superbly well cared for gardens. The layout comprises entrance hall, guests cloakroom, further reception hall, lounge with feature inglenook fireplace, dining room, breakfast kitchen with breakfast bar area, utility room, and further versatile ground floor room ideal as a garden family room. To the first floor is a galleried landing, four bedrooms with updated en suite shower room and family bathroom. Superbly presented gardens can be found to front, both sides of the property with generous rear garden. The village of Fradley itself lies approximately 5 miles from the cathedral city of Lichfield and has a superb range of local facilities including popular Primary school, shops and church. Perfectly positioned to take advantage of Lichfield, Tamworth and Burton on Trent, quick access to the A38 also provides great commuting links to numerous Midland commercial centres and beyond. An early viewing is strongly recommended to take advantage of this rare opportunity.



ENTRANCE PORCH

approached via a UPVC double glazed entrance with windows either side and having radiator, laminate flooring and doors open to:

GUESTS CLOAKROOM

having obscure double glazed window to front, radiator, suite comprising vanity unit with inset wash hand basin and tiled surround and low flush W.C. and laminate flooring.

RECEPTION HALL

this generously sized reception hall has stairs to first floor with under stairs recess, double doored cloak cupboard, laminate flooring, radiator, double glazed window to front and doors open to:

THROUGH LOUNGE

6.83m x 3.98m (22' 5" x 13' 1") (plus inglenook fireplace) this generously sized lounge has a double glazed window to front, double glazed patio doors opening to the rear garden, two radiators and a feature inglenook fireplace having a tiled hearth, exposed brick surround, display alcoves and a log burner stove. Double doors open to:

DINING ROOM

3.65m x 3.01m (12' 0" x 9' 11") having double glazed French doors with windows either side opening to the rear garden, radiator and door to hallway.

BREAKFAST KITCHEN

4.80m x 2.90m (15' 9" x 9' 6") this superbly presented kitchen has been carefully designed having wooden encasement units. There is a double glazed picture window overlooking the rear garden, tiled flooring, radiator, ceiling spotlight, cream encasement units comprising base cupboards and drawers with granite work tops above with matching upstand splashback, wall mounted storage cupboards, glazed display cabinets, inset Baumatic oven with Baumatic five ring gas hob and extractor fan above, ceramic Belfast sink, integrated slimline dishwasher, breakfast bar with granite work top overhang ideal for breakfast stools and space for fridge/freezer.



SITTING ROOM

4.26m x 2.80m max (14' 0" x 9' 2" max) the property has been superbly extended to the side providing an additional sitting/dining/family room having double glazed French doors to front and rear, stunning vaulted ceiling with exposed beams, gas fire, designer upright radiator and tiled floor.

UTILITY ROOM

2.22m x 1.80m (7' 3" x 5' 11") located off the kitchen and having an obscure double glazed door to side, tiled flooring, cream gloss base and wall mounted storage cupboards, round edge work top provides space below for washing machine, inset circular sink with swan neck mixer tap, kitchen drawers and inset Sharp microwave.

FIRST FLOOR GALLERY LANDING

having access to loft, cupboard housing the Glow-worm boiler (installed in 2023) and shelving and doors open to:

BEDROOM ONE

5.08m x 3.54m max (16' 8" x 11' 7" max) having double glazed windows to front and side, radiator, two ceiling light points and further spotlighting, superb range of fitted bedroom furniture comprising wardrobes, chests of drawers, bedside cabinets and dressing table and recessed space ideal for television. Door opens to:



UPDATED EN SUITE SHOWER ROOM

3.00m x 1.51m (9' 10" x 4' 11") having twin vanity units with storage and drawers and two inset wash hand basins above, wall mounted mirrors, low flush W.C., shower cubicle with twin headed shower over, full ceiling height aqua-boarding and chrome heated towel rail.

BEDROOM TWO

4.03m x 3.36m max (13' 3" x 11' 0" max) having double glazed window overlooking the rear garden and radiator.

BEDROOM THREE

3.44m x 3.29m max (11' 3" x 10' 10" max) having double glazed window to front and radiator.

BEDROOM FOUR

2.75m x 2.26m (9' 0" x 7' 5") having double glazed window to rear and radiator.

FAMILY BATHROOM

having an obscure double glazed window to front, heated towel rail, Heritage suite comprising vanity unit with inset wash hand basin, low flush W.C. and twin ended bath with shower attachment over and bi-fold shower screen, laminate flooring, ceiling spotlighting, full ceiling height tiled splashback surround.



OUTSIDE

The property is positioned on a superb and generously sized plot located opposite the feature lawned gardens of the development. To the front of the property is a tarmac driveway with block paved border providing parking and leading to the garage. There is a shaped lawned foregarden with hedging and flower bed borders and access to a vegetable patch area. To the right hand side is an additional shaped lawned area with hedged surround and flower bed borders. To the left hand side of the property approached via gated access from the parking area is a superb paved courtyard garden with external tap and leads to the rear garden. To the rear is a well cared for and superbly designed garden having generous paved patio area ideal for entertaining, shaped lawn, well stocked mature borders, flower beds, shrubs and trees. There is an additional circular shaped patio, potting shed and greenhouse.

DETACHED DOUBLE GARAGE

5.67m x 5.22m (18' 7" x 17' 2") approached via twin up and over entrance doors and having light and power supply and useful loft storage.

COUNCIL TAX

Band F.



FURTHER INFORMATION

Mains drainage and water connected. Electricity and gas connected. Telephone and 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



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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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