



4 Lupton Road, Fradley, Lichfield, Staffordshire, WS13
8XN

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

4 Lupton Road, Fradley, Lichfield, Staffordshire, WS13 8XN

£285,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this modern and superbly recently built end property, located in the highly sought after village of Fradley. The property, which sits on a recently built development by Bellway Homes, is within a superb range of amenities found within walking distance. The village of Fradley enjoys the Stirling Centre providing facilities including a Co-op, gym, chemists, Greggs, Indian restaurant, fish and chip shop and café. The village enjoys superb access to the cathedral city of Lichfield accessed via the A38 trunk road with rail access found nearby at Lichfield City and Trent Valley stations. The property itself, which we strongly recommend is viewed to be fully appreciated, benefits from hall, guests cloakroom, lounge, superb open plan dining kitchen with access to the garden, three bedrooms, one with en suite shower room, and family bathroom. One of the distinct features of the property is its rear garden and parking to the side for several vehicles.

RECEPTION HALL

accessed via a composite front entrance door and having tiled floor, radiator and door to:

GUEST CLOAKROOM

having tiled floor, radiator and a modern white suite comprising pedestal wash hand basin with half ceiling height tiled surround and low flush W.C.

LOUNGE

4.71m max x 4.65m max (3.25m min) (15' 5" max x 15' 3" max 10' 8" min) having double glazed window to front, two radiators and stairs to first floor accommodation with useful understairs storage. Door opens to:

DINING KITCHEN

4.63m x 3.32m max (15' 2" x 10' 11" max) having tiled floor, ceiling spotlighting, French doors to rear garden with double glazed windows either side, tiled floor, a range of base cupboards and drawers surmounted by round edge work tops, upstand splashback with tiled splashback surround, wall mounted units with under-unit lighting, inset one and a half bowl sink, inset Zanussi oven with four ring hob, integrated fridge, integrated freezer, integrated dishwasher and washing machine.

ON THE FIRST FLOOR

Stairs from the ground floor lounge ascends to

LANDING

having loft access and a range of doors opening to:

BEDROOM 1

3.40m max x 3.83m max (11' 2" max x 12' 7" max) having double glazed window to rear, radiator and two useful built-in wardrobes. Door to:



EN-SUITE

having radiator, tiled floor and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with electric shower appliance over and ceiling spotlighting.

BEDROOM 2

2.91m x 2.50m (9' 7" x 8' 2") having double glazed window to front and radiator.

BEDROOM 3

1.96m x 1.93m (6' 5" x 6' 4") having double glazed window to front and radiator.

BATHROOM

having tiled floor, radiator, ceiling spotlighting and modern white suite comprising pedestal wash hand basin with tiled surround and ledge, low flush W.C. and bath with electric shower above and with shower screen.

OUTSIDE

The property is superbly located on this sought after development to comprise:





PARKING

With a tarmac tandem side driveway providing parking for 2/3 cars, additional shared side pathway provides a side gated access for the rear gardens.

GARDEN

One of the distinct features of the property is its superb rear garden having paved patio area, shaped lawn beyond, side gate to shared side access, flower beds and space to the rear for a storage shed.

DEVELOPMENT CHARGE

We understand from the Vendors that a development charge will be chargeable at approximately £200 per annum however this has not yet come into effect. Details of which should be checked and verified from your solicitors before legal commitment.

COUNCIL TAX BAND C

FURTHER INFORMATION/SUPPLIES

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/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

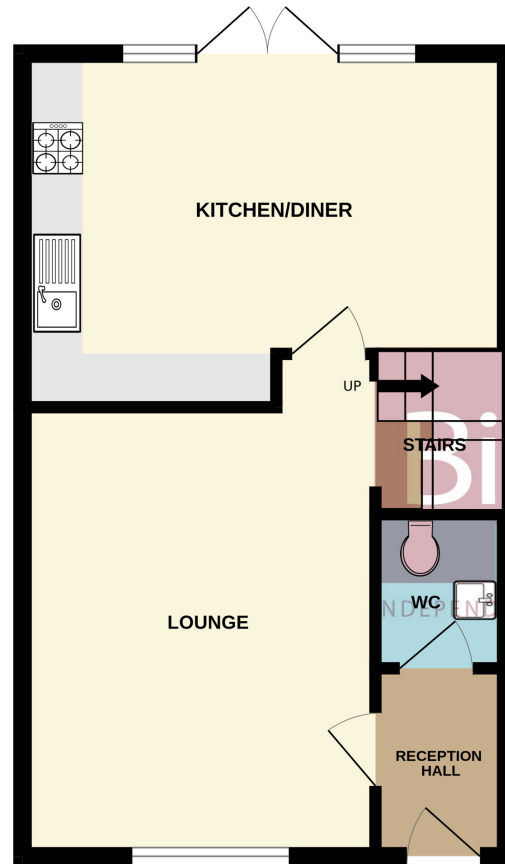


VIEWING

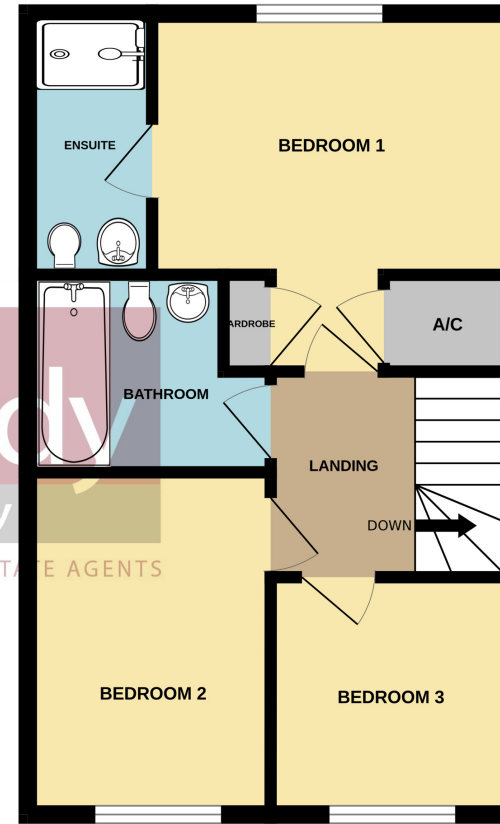
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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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