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10 Willow Close, Fradley, Lichfield, Staffordshire, WS13

8RW

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 10 Willow Close, Fradley, Lichfield, Staffordshire, WS13 8RW

# £650,000

This generously sized and extended executive detached home is located in the sought after and prestigious road of Willow Close, having only ten properties, and is in a secluded position on the north part of the old village of Fradley. One of the distinct features of the location is its close proximity to fields, walking distance to the canal system with pathways to Alrewas village offering further facilities. The property is located in a corner position with a generous block paved driveway, and an arched front entrance porch leads to reception hall, guests cloakroom, through lounge with inglenook fireplace, conservatory, snug, family room/ground floor bedroom, open plan updated dining kitchen and utility. There are four first floor bedrooms, en suite and bathroom and there is a second floor fifth bedroom with dressing room. Outside there is a double garage and gardens to front and rear, and the property is offered with no upward chain. 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, take-away, butchers, Post Office and pharmacy. There is the nearby A38/A5 trunk roads providing access to the M6 toll road, and there are train stations in nearby Trent Valley to London Euston or the City station in Lichfield to Birmingham New Street



### RECESSED PORCH

with arched access and front entrance door opening to:

### RECEPTION HALL

having double glazed window to front, stairs to first floor with under stairs double doored store cloak cupboard, wooden floor, two radiators and doors open to:

### GROUND FLOOR W.C.

having an obscure double glazed window to front, radiator, tiled floor and modern suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

### THROUGH LOUNGE

7.24m into bay x 4.75m max into fireplace (3.87m min) (23' 9" into bay x 15' 7" max into fireplace 12'8" min ) having double glazed walk-in bay window , two radiators, double glazed sliding patio doors to the rear conservatory and the feature and focal point of the room is the inglenook fireplace having a tiled hearth, feature wooden beam and exposed brick inset with space for fire, capped gas point and double glazed windows either side.

### CONSERVATORY

3.44m x 3.26m (11' 3" x 10' 8") having double glazed windows overlooking the rear garden, door to side, two radiators and tiled floor.

### OPEN PLAN DINING KITCHEN

7.37m x 3.57m max (2.58m min) (24' 2" x 11' 9" max 8'6" min) this superbly updated and open plan dining kitchen has two double glazed windows overlooking the rear garden, upright designer radiator, ceiling light points and additional spotlighting, base cupboards and drawers with earthstone resin work tops above, tiled splashback surround, wall mounted cupboards, inset stainless steel one and a half bowl sink with InSinkErator waste disposal unit, integrated Siemens dishwasher, space for range style double width cooker with splashback and extractor canopy hood above,

### UTILITY ROOM

2.80m x 1.60m (9' 2" x 5' 3") having matching units to those in the kitchen comprising base and wall mounted storage cupboards, work top with inset stainless steel sink and spaces below for washing machine and tumble dryer, integrated fridge and freezer, Vaillant boiler, radiator and double glazed door and window to side.



### SNUG

2.71m x 2.05m (8' 11" x 6' 9") could also be used as a home office if required having double glazed window to side, radiator and door to hall.

### FAMILY ROOM/BEDROOM/OFFICE

4.61m x 3.28m (15' 1" x 10' 9") this additional ground floor reception room provides a versatile option having double glazed windows to side, radiator, loft access and laminate floor.

### FIRST FLOOR GALLERY LANDING

having radiator, airing cupboard and doors lead off to:

### BEDROOM ONE

4.75m x 3.83m (15' 7" x 12' 7") having double glazed windows to front and side, radiator and a comprehensive range of fitted bedroom furniture comprising fitted wardrobes, window-seat drawers, bedside cabinets and dressing table. Door to:

### EN SUITE BATHROOM

3.80m x 1.80m (12' 6" x 5' 11") having an obscure double glazed window to rear, chrome heated towel rail, radiator and modern suite comprising vanity unit with wash hand basin and tiled splashback surround, low flush W.C. and 'L' shaped shower bath with shower appliance over.

### BEDROOM TWO

3.84m max (3.08m min) x 2.90m (12' 7" max 10'1" min x 9' 6") having double glazed window to front, radiator and useful built-in wardrobe.



### **BEDROOM THREE**

3.85m x 3.67m max (12' 8" x 12' 0" max) having double glazed window to rear and a range of fitted bedroom furniture comprising wardrobes, chest of drawers and dressing table.

### **BEDROOM FOUR**

3.30m x 2.75m (10' 10" x 9' 0") having double glazed window to front, radiator and range of fitted bedroom furniture comprising wardrobes, dressing table, bedside cabinets and overbed storage.

### **FAMILY BATHROOM**

3.26m x 2.52m (10' 8" x 8' 3") having an obscure double glazed window to rear, radiator, laminate floor and suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and 'P' shaped shower bath with screen and mixer tap with shower head attachment.

### **INNER LANDING**

approached via a door from the main landing and having staircase to the second floor.

### **SECOND FLOOR LANDING**

having skylight window to rear, eaves storage and door to:



### **BEDROOM FIVE**

3.81m x 1.84m into reduced ceiling height (12' 6" x 6' 0" into reduced ceiling height) having double glazed window to side, Velux skylight window to rear, door to eaves storage and a range of fitted furniture comprising bed base, dressing table and chest of drawers. Arch leads to:

### **DRESSING ROOM**

3.24m x 1.84m into reduced ceiling height (10' 8" x 6' 0" into reduced ceiling height) also approached via a door from the second floor landing this useful dressing room has fitted wardrobes, doors to eaves storage, Velux skylight window to rear and an electric heater.

### **OUTSIDE**

The property is superbly located on the small and select cul de sac of Willow Close. There is an abundance of parking to the front served by a block paved front driveway leading to the garage and there is rear access to both sides of the property. To the rear of the property is a paved patio area, shaped lawn, additional corner patio, space for shed and external water tap.

### **DOUBLE GARAGE**

approached via twin up and over entrance doors and having external lighting.

### **COUNCIL TAX BAND G**



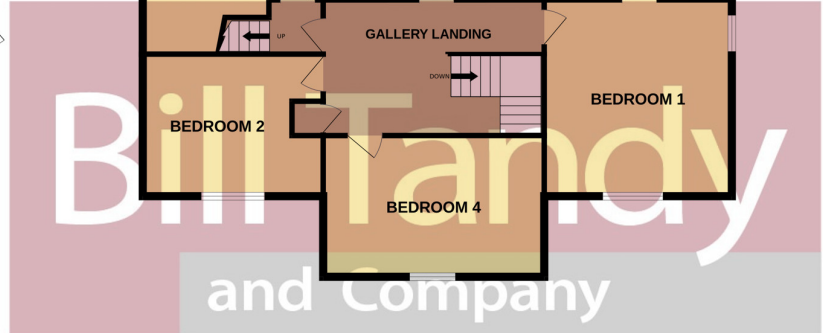
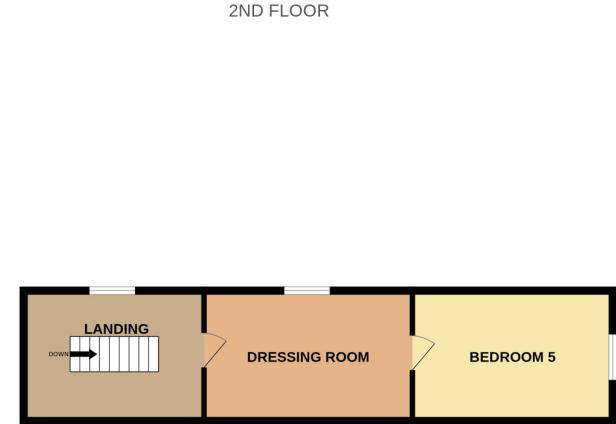
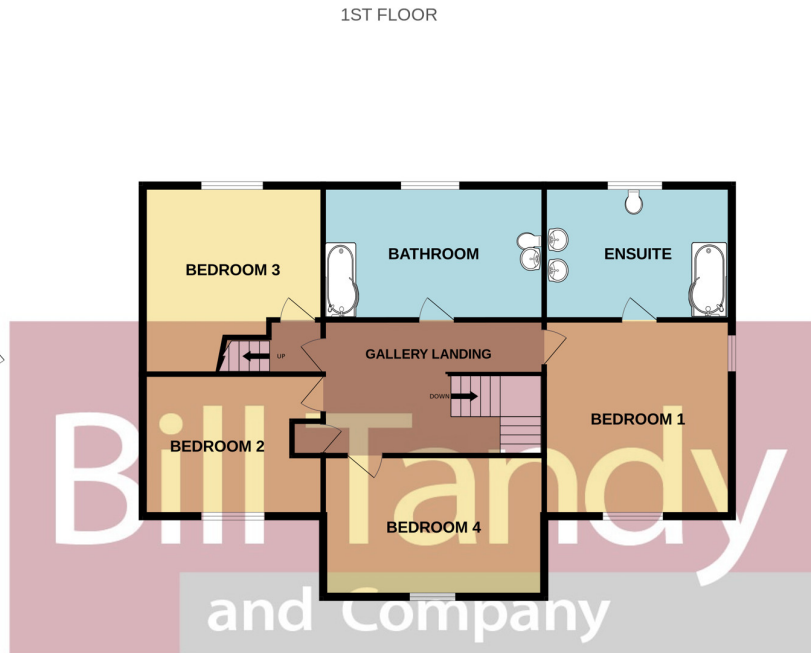
### **TENURE**

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.



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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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