



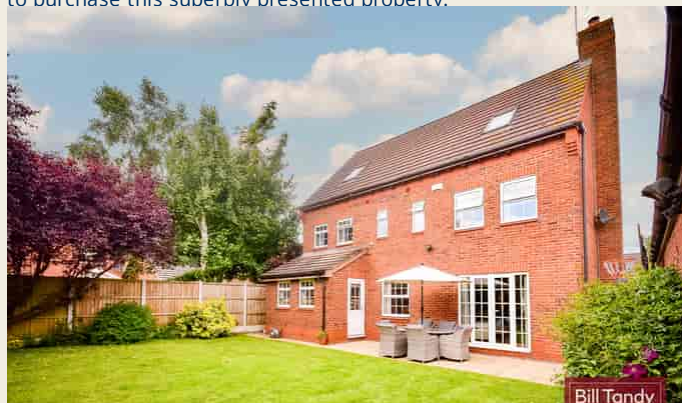
195 Worthington Road, Fradley, Lichfield, Staffordshire,
WS13 8PG

Bill Tandy ly
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

195 Worthington Road, Fradley, Lichfield, Staffordshire, WS13 8PG

£575,000

Located on a highly sought after and well-regarded development, this impressive, and updated 5 double bedroom detached family home, with 3 en-suites, provides modern contemporary living throughout, with the benefit of a south facing secluded rear garden. This spacious property, arranged over three floors, provides generously sized accommodation extending to over 2,000 square feet and is in the heart of the desirable village of Fradley which has a superb range of local facilities including two primary schools, shops, post office, a church and a village hall. The village is a short distance from the cathedral city of Lichfield and in addition to a regular bus service, the highly regarded Friary High School in Lichfield also provides a daily school bus service. There is nearby access to the A38 providing ideal commuter links to numerous Midland towns and cities with rail access to London and Birmingham from Lichfield Trent Valley and City railway stations. The ground floor accommodation comprises a through lounge, dining room, modern breakfast kitchen, study, cloakroom and storage cupboard. A generous hallway leads to a galleried staircase rising to the first floor, where you will find four bedrooms, two with ensuite shower rooms, plus a family bathroom with bath and separate shower cubicle. The second floor is laid to a stunning principal bedroom suite of more than 32ft in length, including a generous dressing room and three double built in wardrobes, plus a large recently refurbished ensuite bathroom, which includes a bath and separate shower cubicle. Externally there is ample parking, plus a tandem garage and an immaculate south facing private rear garden, together with gardens to the front of the property. Early viewings are strongly recommended to take full advantage of this rare opportunity to purchase this superbly presented property.



CANOPY PORCH

having composite front entrance door opening to:

RECEPTION HALL

having views of the gallery landing, laminate floor, radiator, under stairs storage cupboard and doors to:

GUESTS CLOAKROOM

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

THROUGH LOUNGE

7.14m x 3.43m (23'4" x 11' 3") having double glazed windows to front, further double glazed windows and French doors to the rear garden, three radiators, laminate floor and a newly fitted feature and focal point fireplace having marble hearth, inset surround and mantel above housing a contemporary gas fire. Glazed double doors open to:

DINING ROOM

3.39m x 2.97m (11'1" x 9'8") having double glazed window to rear, radiator and door to hall.

STUDY

2.92m x 2.06m (9'7" x 6'9") having double glazed window to front, radiator and laminate floor.

MODERN UPDATED BREAKFAST KITCHEN

5.71m x 3.28m (18'8" x 10'9") this superb contemporary kitchen located to the rear has double glazed windows overlooking the garden, door to side patio, tiled floor, designer radiator, high gloss base cupboards and drawers surmounted by round edge work tops, tiled splashback surround, wall mounted cupboards with under-cupboard lighting, inset stainless steel one and a half bowl sink with swan neck mixer tap, space for range type cooker, space for American style fridge/freezer, washing machine and integrated dishwasher.

FIRST FLOOR GALLERY LANDING

overlooking the reception hall and having double glazed window to front, radiator, stairs to second floor accommodation, airing cupboard and doors open to:



BEDROOM TWO

3.5m x 3.45m (11'6" x 11'4") having double glazed windows to rear, two radiators and two sets of built-in wardrobes. Arched access with door leads to:

EN SUITE SHOWER ROOM

2.47m x 1.64m (8'1" x 5'4") having obscure double glazed window to rear, radiator and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with aqua boarding and Triton shower appliance over.

BEDROOM THREE

3.73m x 2.46m (12'2" x 8'0") having double glazed windows to rear, radiator, built-in double wardrobe and door to:

FURTHER EN SUITE SHOWER ROOM

1.8m x 1.5m (5'10" x 4'10") having obscure double glazed window to rear, radiator and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with aqua boarding and Triton shower appliance over.

BEDROOM FOUR

3.43m x 2.67m (11'3" x 8'8") having double glazed windows to front, two radiators and built-in double wardrobe.

BEDROOM FIVE

3.8m x 2.06m (12'5" x 6'8") this versatile fifth bedroom currently used as a snug/T.V. room having double glazed windows to front and two radiators.



FAMILY BATHROOM

2.68m x 2.22m (8'9" x 7'3") having obscure double glazed window to side, radiator and suite comprising pedestal wash hand basin with tiled surround, low flush W.C., bath with mixer tap and shower head attachment and separate shower cubicle with aqua boarding and Mira shower appliance over.

SECOND FLOOR LANDING

having useful store cupboard and door to:

MASTER BEDROOM

9.77m x 5.99m, 3.5m (32'7" x 19'7", 11'5") this impressive sized master bedroom has double glazed window to front, skylight window to rear and radiators. The Dressing Area has three sets of double wardrobes, radiator, skylight window to rear and door to:

MASTER EN SUITE BATHROOM

3.81m x 2.87m (12'5" x 9'5") having obscure double glazed window to front, radiator and modern suite comprising double width vanity unit with wash hand basin and storage below, low flush W.C., bath with mixer tap and shower head attachment and separate shower cubicle with Mira shower appliance over.



OUTSIDE

To the front of the property is a tarmac driveway extending to the left hand side of the property leading to the garage, and there is a side gate to the rear. There is a lawned garden with flower bed borders, shrubs and wrought-iron railings to the front perimeter. One of the distinct features of the property is its rear garden consisting of a paved patio area, shaped lawn, mature trees and shrubs for screening and useful hardstanding behind the garage with summer house.

TANDEM GARAGE

9.58m x 2.66m (31' 5" x 8' 9") approached via a remote controlled roller shutter entrance door and having light and power, eaves storage and side courtesy door to garden.

COUNCIL TAX

Band F.

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/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	

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

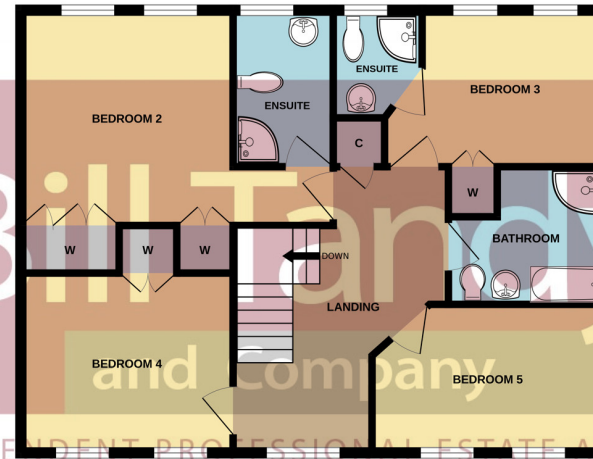
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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

2ND FLOOR



195 WORTHINGTON ROAD, FRADLEY, WS13 8PG

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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