



59 Common Lane, Fradley, Lichfield, Staffordshire, WS13
8TG

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Bill Tandy

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£495,000

Bill Tandy and Company are delighted in offering for sale this generously sized detached family home arranged on three floors offering an abundance of accommodation. The property is located in the highly sought after village of Fradley enjoying a superb range of village facilities within walking distance including the Stirling centre having Co-op convenience store, gym, chemists, Greggs, Indian restaurant, fish and chip shop and cafe. The village enjoys good access to the cathedral city of Lichfield via the A38 and also to Trent Valley and Lichfield City railway stations providing links to Birmingham, London and Manchester. The accommodation briefly comprises hall, guests cloakroom, lounge, family dining room, breakfast kitchen, conservatory, five generously sized bedrooms ranged across the first and second floors together with three en suite facilities and a family bathroom. There is parking to the front leading to the tandem garage and a landscaped low maintenance rear garden.



RECEPTION HALL

approached via a front entrance door and having radiator, stairs to first floor with under stairs storage cupboard, Karndean flooring and doors opening to:

GUESTS CLOAKROOM

having radiator, tiled surround and modern suite comprising pedestal wash hand basin and low flush W.C.

LOUNGE

5.95m x 3.51m (19' 6" x 11' 6") having double glazed window with window shutters to front, two radiators, Karndean herringbone style flooring and a feature and focal point cast-iron log burner set on a marble hearth with feature surround and mantel above. French doors flanked by windows either side with window shutters provide access to the conservatory.

DINING FAMILY ROOM

3.81m x 2.89m (12' 6" x 9' 6") having LVT flooring, double glazed window with window shutters to front and radiator.

BREAKFAST KITCHEN

4.08m x 3.88m (13' 5" x 12' 9") having double glazed window overlooking the rear garden, radiator, tiled flooring, Shaker style base cupboards and drawers with preparation work tops above, wall mounted cupboards with glazed display cabinets, wine racks, pelmet lighting, inset Franke ceramic double bowl Belfast sink with swan neck mixer tap, space for range style cooker, breakfast bar with butchers block preparation work top above and base storage and spaces ideal for washing machine/dishwasher and fridge/freezer.

CONSERVATORY

4.56m x 3.61m (15' 0" x 11' 10") having an all year round insulated ceiling with spotlighting, gable end feature with double glazed windows and French doors overlooking the garden, Karndean flooring, electric heater and door to the garage.

FIRST FLOOR LANDING

having stairs rising to second floor accommodation, radiator and doors open to:

BEDROOM ONE

3.63m x 3.46m (11' 11" x 11' 4") having a superb range of built-in wardrobes, radiator, double glazed window with window shutters to front, wood style flooring and door to:



EN SUITE SHOWER ROOM ONE

2.45m max x 2.11m (8' 0" max x 6' 11") having an obscure double glazed window to rear, radiator, storage cupboard, wood style flooring and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over.

BEDROOM TWO

4.13m max x 3.92m (13' 7" max x 12' 10") having double glazed window to rear, radiator, double doored built-in wardrobe and door to:

EN SUITE SHOWER ROOM TWO

having an obscure double glazed window to side, radiator, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over and laminate flooring.

BEDROOM THREE

3.86m max x 2.98m (12' 8" max x 9' 9") having double glazed window with window shutters to front, radiator and built-in wardrobes.

FAMILY BATHROOM

2.43m x 2.04m (8' 0" x 6' 8") having an obscure double glazed window to rear, radiator, laminate floor and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with mixer taps and shower head attachment.

SECOND FLOOR LANDING

having Velux skylight window to rear, airing cupboard housing a hot water cylinder and doors open to:



BEDROOM FOUR

5.12m max into recess x 3.20m (16' 10" max into recess x 10' 6") having access to loft, double glazed window to front, radiator, built-in double doored wardrobe and door opens to:

EN SUITE SHOWER ROOM THREE

1.77m x 1.56m (5' 10" x 5' 1") having laminate floor, radiator and modern white suite comprising pedestal wash hand basin with tiled splashback surround, low flush W.C. and shower cubicle with shower appliance over.

BEDROOM FIVE

5.11m max into recess x 3.01m (16' 9" max into recess x 9' 11") having double glazed window to front, radiator and built-in store cupboard.

OUTSIDE

There is a tarmac driveway to the front providing parking and leading to the tandem garage and front entrance door. One of the distinct features of the property is the superbly landscaped and low maintenance rear garden having paved and decked patio entertaining spaces, part artificial lawn area with gravelled surround, superb summerhouse and low level trees and shrubs for screening.

TANDEM GARAGE

9.69m x 2.76m (31' 9" x 9' 1") approached via an up and over entrance door and having courtesy door to conservatory, loft access and light and power supply.



COUNCIL TAX

Band F.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	79
(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

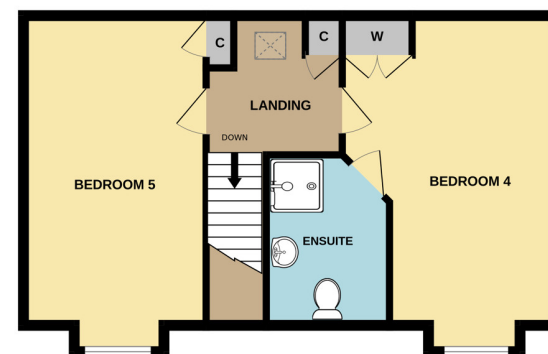
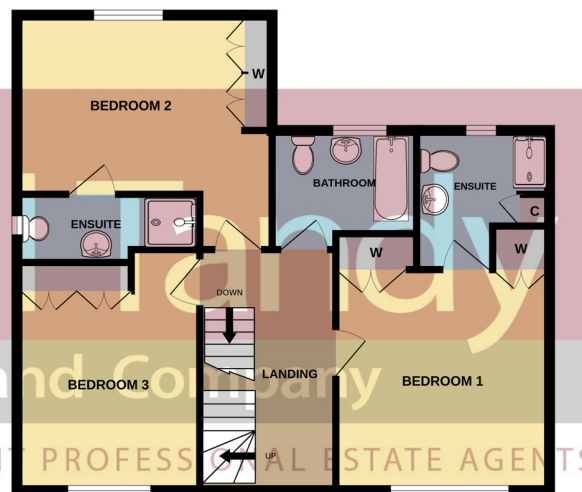
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



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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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