



4 Turner Croft, Fradley, Lichfield, Staffordshire, WS13 8SA

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

4 Turner Croft, Fradley, Lichfield, Staffordshire, WS13 8SA

£450,000 Offers Over

Located in this highly sought after cul de sac position, this superbly presented detached family home has recently undergone substantial improvement and modernisation to provide a contemporary feel throughout. The property enjoys a generous sized plot complemented with ample parking for numerous vehicles, a detached double garage and gardens to both rear and side. The layout itself provides a contemporary open plan feel throughout and comprises hall, guests cloakroom, lounge with feature fireplace, family dining room, contemporary updated dining kitchen with breakfast bar area, utility room, first floor galleried landing, four bedrooms with re-fitted contemporary en suite shower room and family bathroom. 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 to appreciate this substantially improved property.



RECEPTION HALL

accessed via a contemporary composite front entrance door with window alongside and having herringbone style tiled floor, stairs to first floor and doors leading off to further accommodation.

GROUND FLOOR W.C.

tastefully modernised and improved and having double glazed window to side, tiled flooring, contemporary suite comprising rectangular shaped wash hand basin set on a vanity unit with tiled surround, low flush W.C. and chrome towel rail.

LOUNGE

5.46m x 4.22m max (3.20m min) (17' 11" x 13' 10" max 10'6" min) this superb lounge is approached via double doors from the reception hall and has double glazed bow window to front, under stairs storage recess, radiator and a superb feature fireplace with recess currently housing a cast-iron log burner having wooden beamed mantel above.

DINING FAMILY ROOM

3.29m x 3.07m (10' 10" x 10' 1") this highly versatile and superb additional room to the rear has bi-fold doors opening to the rear garden and window to side.

RE-FITTED CONTEMPORARY DINING KITCHEN

7.04m x 6.40m (23' 1" x 21' 0") this updated and superb modern kitchen has base cupboards and drawers surmounted by quartz work tops, further wall mounted storage cupboards with under-unit lighting, plinth spotlighting, Belfast ceramic sink, twin Neff ovens and induction hob with extractor fan above, breakfast bar area, integrated fridge/freezer and dishwasher, herringbone style tiled floor, double glazed windows to front and rear and radiator.

UTILITY ROOM

having door to rear with double glazed panel with built-in privacy blind, quartz work top with inset sink and swan neck mixer tap, space for washing machine and tumble dryer and wall mounted storage cupboards.



FIRST FLOOR GALLERY LANDING

having double glazed window to rear, storage cupboard and doors lead off to further accommodation.

MASTER BEDROOM

4.10m max x 2.71m (13' 5" max x 8' 11") having double glazed window to front, radiator and door to:

RE-FITTED EN SUITE SHOWER ROOM

having double glazed window to side, contemporary heated towel rail, full ceiling height herringbone style tiling and a contemporary suite comprising vanity unit with inset wash hand basin, low flush W.C. and walk-in shower with mosaic tiled floor and twin headed shower appliance over and ceiling spotlighting.

BEDROOM TWO

3.21m x 2.75m (10' 6" x 9' 0") having double glazed window to rear and radiator.

BEDROOM THREE

3.06m x 2.08m (10' 0" x 6' 10") having double glazed window to rear, radiator and built-in wardrobe with contemporary sliding doors.



BEDROOM FOUR

2.61m x 2.01m (8' 7" x 6' 7") this highly versatile fourth bedroom could be used as a home office if required and has double glazed window to front and radiator.

RE-FITTED FAMILY BATHROOM

having double glazed window to front, ceiling spotlighting, chrome heated towel rail and contemporary suite comprising vanity unit with inset wash hand basin, low flush W.C. and bath with twin headed shower appliance over and shower screen.

OUTSIDE

The property has a tarmac drive to the front providing parking for numerous vehicles and which leads to the detached double garage and front entrance door. A side gate leads to the rear. To the rear is a paved patio area, shaped lawn set beyond with further rear and corner positioned paved patio areas. Set to the right hand side of the property is a further paved area providing space for shed and gate leading to the front drive.

DETACHED DOUBLE GARAGE

5.33m x 4.87m (17' 6" x 16' 0") approached via a double width roller shutter electrically operated door and having loft storage area.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

TENURE

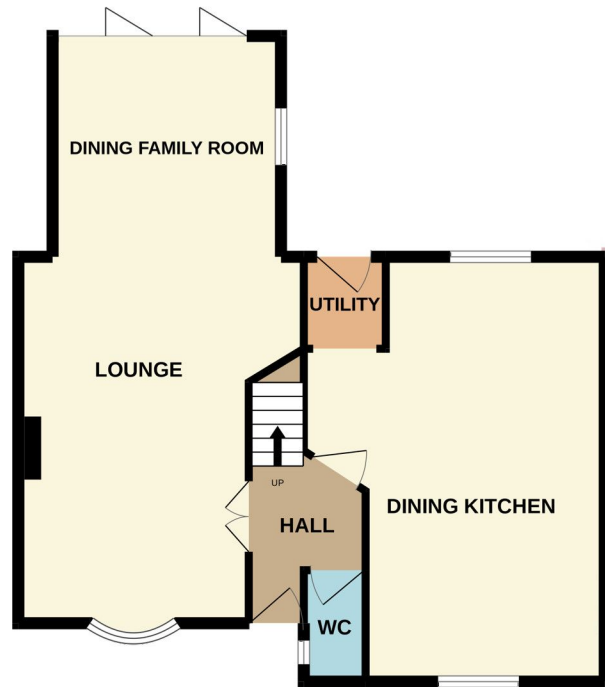
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

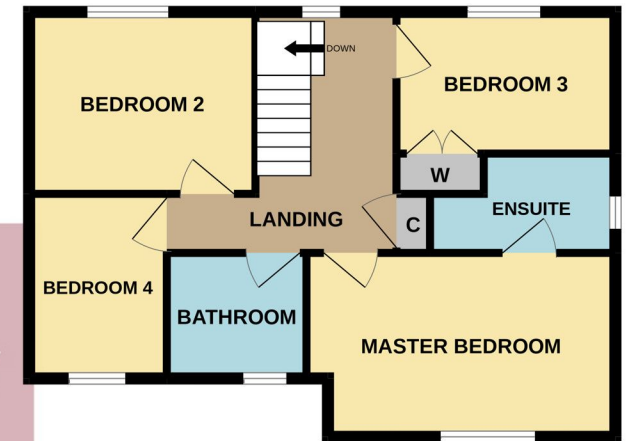
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



4 TURNER CROFT, FRADLEY WS13 8SA

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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