



3 Jones Close, Fradley, Lichfield, Staffordshire, WS13 8UD

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

3 Jones Close, Fradley, Lichfield, Staffordshire, WS13 8UD

£600,000

Bill Tandy and Company are delighted in offering for sale this detached family home, superbly positioned on the small and select cul de sac of Jones Close. The property enjoys a secluded corner position and is offered with the benefit of no upward chain, and is located in the highly sought after village of Fradley being a short distance away from the cathedral city of Lichfield. Fradley offers superb facilities at the Sterling Centre including a range of takeaways, Co-op convenience store, pharmacy, hairdressers and gym, and further facilities are available in Lichfield and Burton upon Trent. There are lovely countryside walks along the canal to Fradley Junction, and Fradley is ideal for the commuter with nearby trunk roads including A38, A5 and M6 toll road, whilst train access to both London and Birmingham can be found nearby in Lichfield. This impressive detached home which needs to be viewed to be fully appreciated comprises hall, guests cloakroom, three reception rooms, upgraded dining family kitchen, conservatory, utility, gallery landing leading to five bedrooms, two of having en suite facilities, and family bathroom. One of the distinct features of the property is its low maintenance garden space offering a landscaped low maintenance rear garden, parking for numerous vehicles to front, double garage and useful sheltered side storage area.



CANOPY PORCH

having front entrance door opening to:

IMPRESSIVE HALLWAY

having double glazed windows to front and side, spotlighting, oak floor, stairs rising to the first floor, coat cupboard and doors open to:

GUESTS CLOAKROOM

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

LOUNGE

5.33m x 3.95m (17' 6" x 13' 0") having double glazed French doors and windows to rear, additional double glazed window to side, two radiators, oak floor and feature fireplace with a hearth and matching inset, wooden surround and mantel and gas fire.

FAMILY ROOM

3.13m x 3.04m (10' 3" x 10' 0") having oak floor, double glazed window to front and radiator.

STUDY

2.99m max x 2.68m (9' 10" max x 8' 10") having double glazed window to front and radiator.

RE-FITTED DINING KITCHEN

6.17m x 4.88m (20' 3" x 16' 0") this generously sized open plan kitchen has an abundance of contemporary units comprising base cupboards and drawers with corian work tops, oak floor, double glazed window to rear, spotlighting, radiator, storage cupboard, tiled floor, further range of base and larder style cupboards, inset stainless steel sink, Bosch oven and grill and four ring induction hob and integrated fridge/freezer and dishwasher.

CONSERVATORY

4.15m x 2.81m (13' 7" x 9' 3") having tiled floor flowing through from the kitchen, two radiators, range of double glazed windows overlooking the garden, French doors and additional side access door.

UTILITY

2.53m x 1.65m (8' 4" x 5' 5") having tiled floor, double glazed door to side, radiator, base and wall mounted storage cupboards, space for washing machine, inset sink with tiled surround and Worcester boiler.



FIRST FLOOR GALLERY LANDING

having access to loft, radiator, airing cupboard housing Megaflo hot water cylinder and doors open to:

BEDROOM ONE

4.44m max (3.64m min) x 3.99m (14' 7" max x 13' 1") having two sets of built-in wardrobes, two double glazed windows to rear, radiator and door to:

EN SUITE BATHROOM

having obscure double glazed window to side, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C., bath and shower enclosure with twin headed shower appliance over and spotlighting.

BEDROOM TWO

4.05m max x 3.16m (13' 3" max x 10' 4") having double glazed window to rear, radiator and door to:

EN SUITE SHOWER ROOM

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

BEDROOM THREE

3.39m x 2.54m (11' 1" x 8' 4") having double glazed window to front and radiator.



BEDROOM FOUR

3.98m max x 2.31m (13' 1" max x 7' 7") having built-in wardrobe, double glazed window to front and radiator.

BEDROOM FIVE

2.86m x 2.31m (9' 5" x 7' 7") having built-in wardrobe, double glazed window to rear and radiator.

FAMILY BATHROOM

3.13m x 2.03m (10' 3" x 6' 8") having an obscure double glazed window to front, radiator and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C., bidet, bath and shower enclosure with shower appliance over and spotlighting.

OUTSIDE

The property is superbly located on this small and select cul de sac positioned off Finch Way. One of the distinct features of the property is its generously sized block paved driveway to the front providing parking for numerous vehicles and leading to the detached double garage. To the rear of the property is a landscaped garden providing a low maintenance feel having paved patio entertaining space, gravelled garden set beyond with low level shrubs, hedging for screening and outside tap. Positioned to the left hand side is a small courtyard style garden with storage shed, and to the right hand side is a cocooned sheltered side area providing additional storage extending to the access to the front driveway.



DETACHED DOUBLE GARAGE

approached via twin up and over entrance doors.

COUNCIL TAX

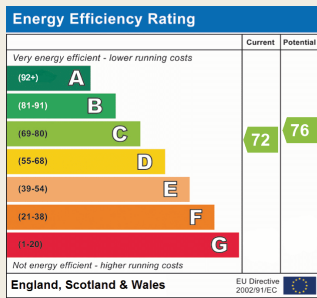
Band F.

IMPORTANT INFORMATION/AGENTS NOTES

The Owners have made an application to amend the current boundary to the right hand side of the property. This process has been started and actioned with the land registry and will be resolved before legal commitment. Further details should be discussed with your solicitors.

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/>



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.

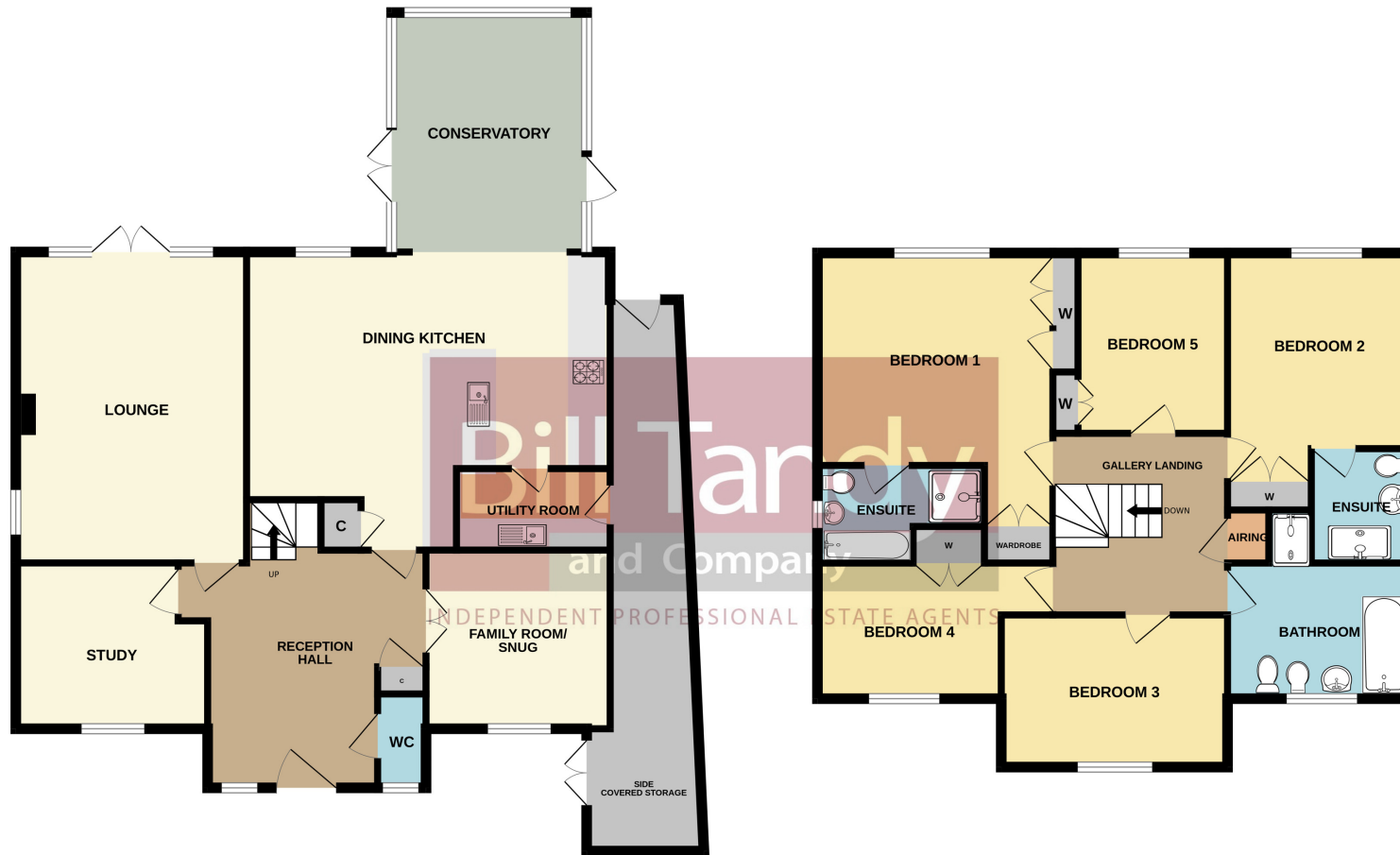
VIEWING

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



3 JONES CLOSE, FRADLEY.LICHFIELD, WS13 8UD

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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