







This immaculately presented and modern three-bedroom town house is superbly positioned within a sought-after development in the popular village of Fradley, just a short distance from the historic cathedral city of Lichfield. Built by Redrow Homes to an excellent specification, the property benefits from high ceilings that enhance its bright and airy feel. Offering the largest footprint in its terrace due to the additional upstairs space above the side passageway, this home provides a welcoming layout ideal for modern family living. Highlights include a spacious lounge, a modern dining kitchen with integrated appliances, three well-proportioned bedrooms, an en-suite to the master, a stylish family bathroom, off-street parking with an electric car charging point, and a south-facing rear garden. Early viewings are highly recommended.





## Accommodation

### Ground Floor

The property is entered via a welcoming entrance hall, with doors leading to a guest cloakroom and the spacious lounge. The lounge features a large front-facing double-glazed window, radiator, and stairs rising to the first floor. To the rear lies the modern dining kitchen, fitted with a range of contemporary wall and base units complemented by round-edge worktops and a glass splash back. Integrated appliances include a double oven with grill, gas hob with extractor, fridge freezer, and dishwasher, with further space for a washing machine. A concealed boiler is neatly housed within a unit, and spot lighting provides a modern finish. Double-glazed French doors open out onto the rear garden, creating a bright and sociable space ideal for family meals and entertaining.

### First Floor

The landing provides access to three bedrooms, a storage cupboard, and the family bathroom. The master bedroom overlooks the rear garden and offers a recess ideal for a wardrobe, along with a private en-suite fitted with a modern suite, including a wall-mounted wash hand basin, low-level WC, and a double shower cubicle, all complemented by Porcelanosa tiling. The second bedroom is a generously sized double with a front-facing window, while the third bedroom, also with a front aspect, provides flexibility for use as a home office, nursery, or guest room. The stylish family bathroom comprises a modern suite with a bath and shower over, wall-hung wash hand basin, low-level WC, Porcelanosa tiling, and recessed spot lighting.



### Outside

To the front of the property, a double-width tarmac driveway provides off-street parking for two vehicles and includes the benefit of an electric car charging point. A paved side pathway offers shared gated access to the rear garden. The south-facing rear garden is beautifully arranged with a paved patio for seating and dining, a shaped lawn, and mature shrubs and trees, all enclosed by timber fencing for privacy.

### Location











The property is located within the desirable village of Fradley, offering a strong sense of community and excellent local amenities at the nearby Sterling Centre, including a Co-op convenience store, pharmacy, hairdressers, gym, and a choice of takeaways. The surrounding area is ideal for outdoor enthusiasts, with lovely countryside walks along the canal leading to Fradley Junction, accessible directly from the rear of the development. Fradley also benefits from excellent transport links, with the A38, A5, and M6 Toll Road nearby, and train services from Lichfield providing direct connections to Birmingham and London. The cathedral city of Lichfield offers a wider range of shops, restaurants, and cultural attractions, with further facilities also available in Burton upon Trent.

#### DEVELOPMENT SERVICE CHARGE

We understand that a service charge for the upkeep of the development is charged at £130 twice annually. Details of which should be checked and verified by your solicitors before legal commitment.















Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

73 m<sup>2</sup>

785 ft<sup>2</sup>

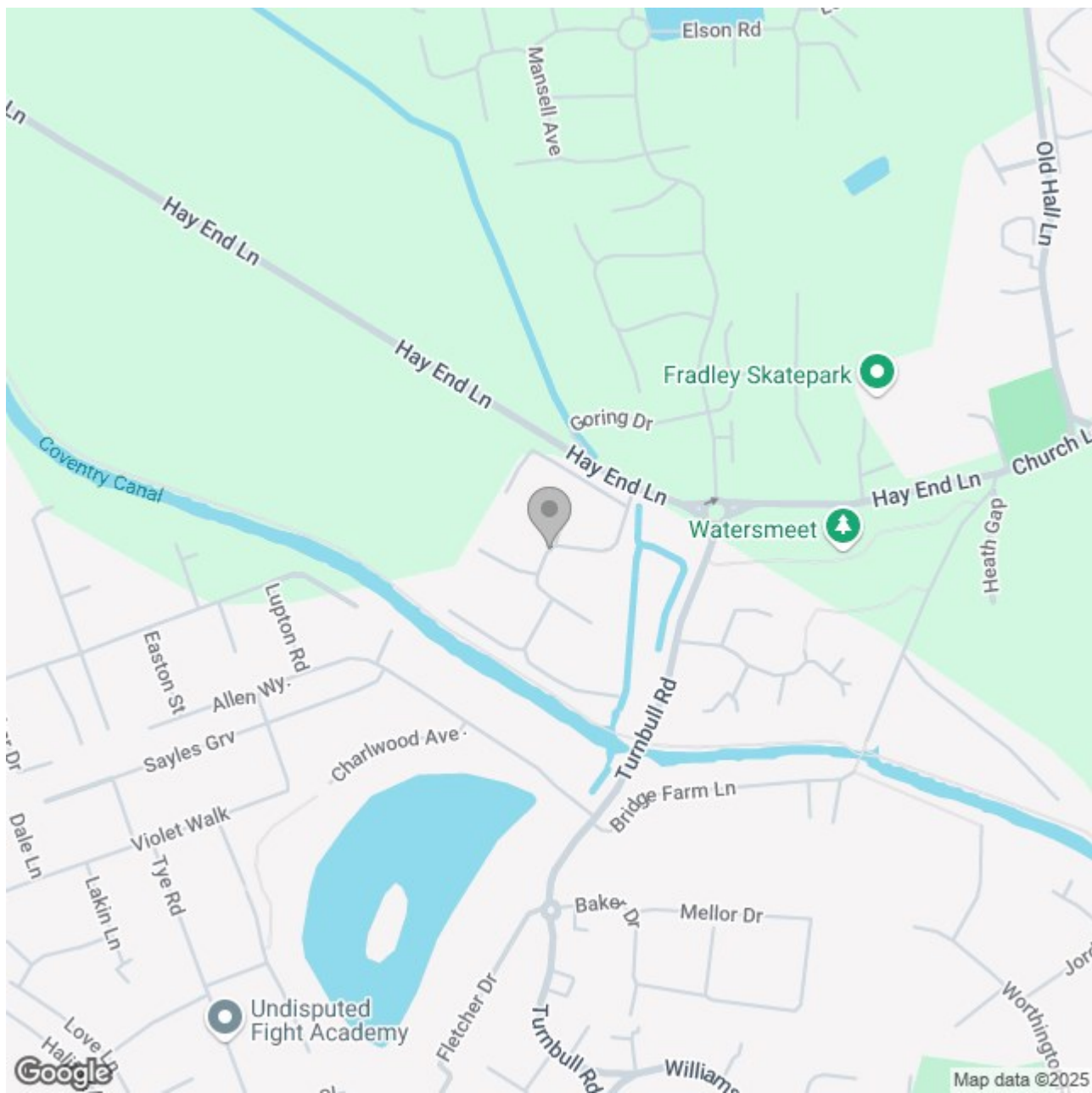
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 