



Paskin Close, Fradley
Lichfield, WS13 8NZ

Offers in the Region Of £465,500

Fradley

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Benefiting from no upward chain, this beautifully modernised four bedroom detached home is tucked away in a charming cul de sac in Fradley village.

This home is within close distance of popular local amenities, transport links, and local schooling, plus within close reach of Lichfield City.

Approached via a generously sized driveway with ample parking including an external double garage, this home features fantastic curb appeal set back from the road.

Internally you are greeted by a bright welcoming hallway with guest W.C, flowing into a spacious lounge with a box bay window and sliding doors to the garden. There is a separate reception room off the hallway which would be ideal for a study/office, playroom, or gym, and a modern kitchen to the rear. This kitchen provides ample worktop space and storage, with breakfast room and a door out to the garden.

Upstairs is a spacious landing with access to four bedrooms, and a main family bathroom suite. The master bedroom also features a private en-suite shower room.

Outside is a wonderful garden with a large patio, neatly maintained lawn, and private fenced enclosure with two side accesses.





Property Specification

No Upward Chain
Four Bedroom Detached Home
External Double Garage
Lounge and Separate Study
Modern Kitchen

Hallway

Lounge 18' 0" x 10' 2" (5.48m x 3.11m)

Study 9' 10" x 9' 2" (3.00m x 2.80m)

Kitchen 13' 5" x 11' 9" (4.09m x 3.58m)

Downstairs W.C. 6' 4" x 2' 7" (1.94m x 0.78m)

Bedroom One 12' 9" x 8' 11" (3.89m x 2.72m)

En-Suite 7' 4" x 4' 9" (2.24m x 1.46m)

Bedroom Two 10' 3" x 8' 11" (3.12m x 2.71m)

Bedroom Three 10' 0" x 8' 10" (3.06m x 2.68m)

Bedroom Four 8' 8" x 6' 8" (2.65m x 2.02m)

Bathroom 6' 8" x 5' 5" (2.04m x 1.64m)

External Double Garage 17' 5" x 16' 3" (5.31m x 4.95m)

Agent's Note:

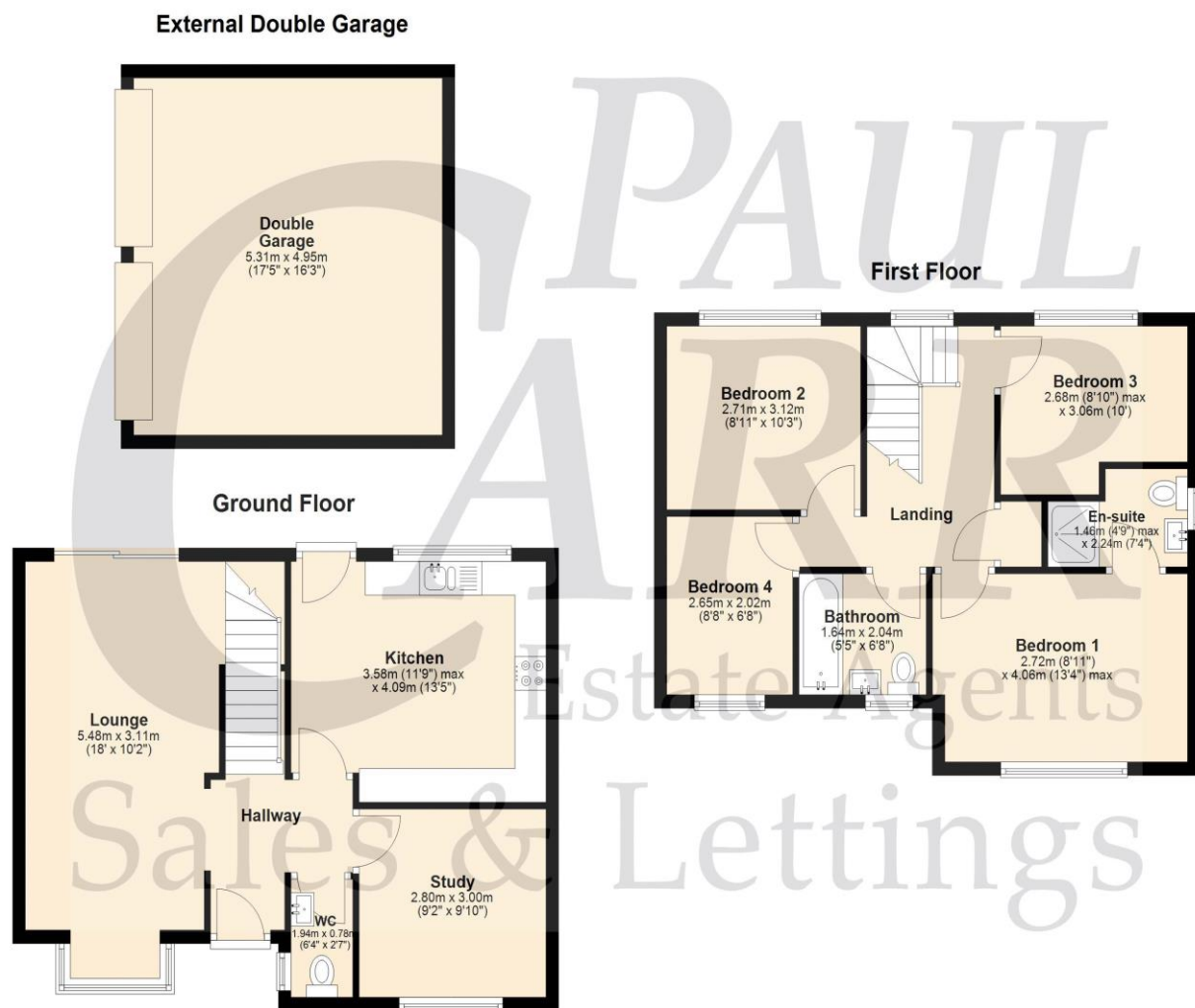
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Came on the market: 14th January 2025

Viewer's Note:

Services connected: Gas, electric, water and mains drainage
Council tax band: E
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

