



Bromwich Drive,  
Lichfield, WS13 8SD

**£425,000**



This extremely versatile four bedroom detached family home is situated on Bromwich Drive in the village of Fradley, a wonderful quiet location surrounding picturesque countryside, whilst still within close distance of popular local amenities, transport links, and local schooling, with Lichfield City only a short drive away.

Approached via attractive curb appeal with a wide driveway and single garage, the internal accommodation comprises of a welcoming entrance hallway, flowing into two reception rooms, a guest W.C, and the kitchen. The main living room boasts a great size, with dual aspect windows and sliding doors out to the private garden. There is a separate study/snug which works brilliantly as a space to work from home or hide away.

The kitchen to the rear overlooks the beautiful garden and is open with a utility space which leads into an internal passage, which provides access outside from front to back. This side of the property also features a staircase which leads to a private double bedroom and modern fitted en-suite, which cannot be accessed via the main first floor area of this home. This provides extreme versatility and privacy, and would be perfect for an older child or member of the family who needs independence.

Upstairs off the main landing are three further bedrooms and a family bathroom. The main bedroom features a private en-suite shower room and fitted wardrobes, and bedroom three also features fitted storage. Both en-suite's in this property have been completely modernised, as well as the family bathroom.

Outside is a wonderfully private rear garden, providing plenty of social space with a patio and two attractive decking areas, plus a well maintained lawn with fenced enclosure surrounding.





PAUL  
CARR  
Estate Agents  
Sales & Lettings



### Hallway

### Lounge/Diner

17' 2" x 13' 1" (5.22m x 3.98m)

### Study/Snug

9' 8" x 9' 5" (2.95m x 2.88m)

### Kitchen

11' 8" x 7' 0" (3.56m x 2.13m)

### Utility Area

11' 8" x 4' 11" (3.56m x 1.49m)

### W.C.

6' 0" x 2' 10" (1.82m x 0.87m)

### Garage

12' 4" x 7' 8" (3.77m x 2.34m)

### Bedroom One

12' 5" x 11' 10" (3.79m x 3.61m)

### En-Suite

8' 2" x 3' 5" (2.50m x 1.04m)

### Bedroom Two

11' 1" x 9' 0" (3.37m x 2.74m)

### En-Suite

7' 10" x 5' 11" (2.39m x 1.80m)

### Bedroom Three

11' 0" x 8' 8" (3.35m x 2.63m)

### Bedroom Four

8' 2" x 6' 10" (2.50m x 2.08m)

### Bathroom

6' 7" x 5' 10" (2.00m x 1.79m)





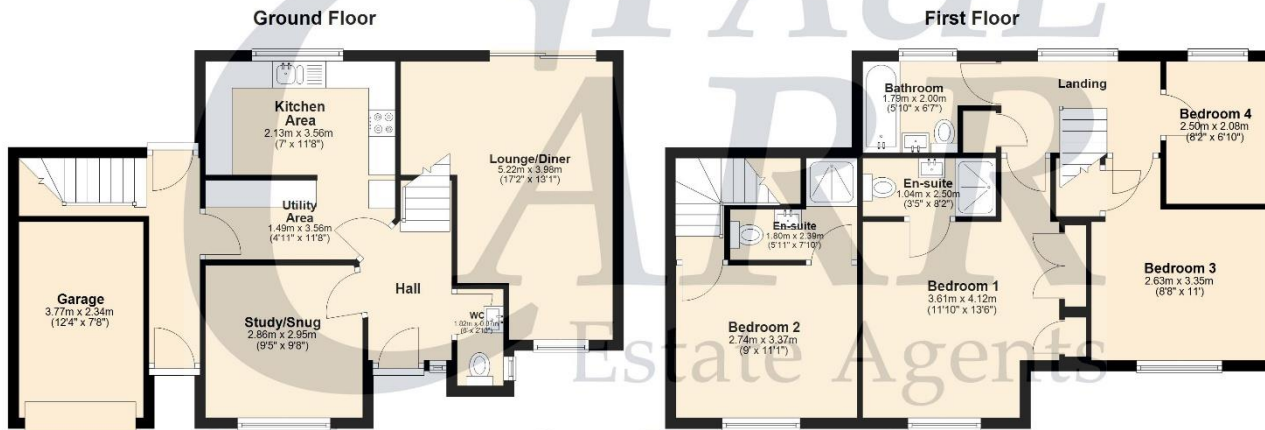


# Floor Plan

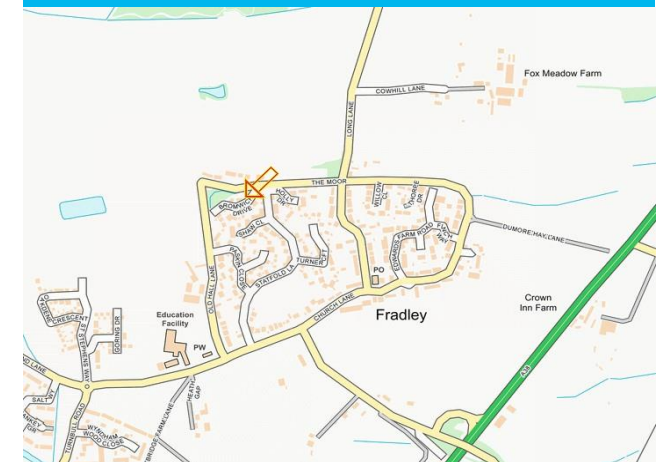
*This floor plan is not drawn to scale and is for illustration purposes only*

## Energy Performance Rating

EPC to follow



## Map Location















### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
 Came on the market: May 25