



Allen Way, Fradley
Lichfield, WS13 8XL

Offers Over £550,000

Fradley

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Welcome to Allen Way in Fradley, Lichfield. This wonderful unique detached home is situated in a fantastic position on this sought after estate, with stunning views and within convenient distance of popular local amenities and schooling. With an attractive curb appeal providing delightful first impressions, this property is ideal for any families searching in the area.

Approached via a large driveway with ample parking space for a growing family, the internal accommodation greets you with a wonderful bright hallway with guest W.C and cloakroom, leading into a spacious lounge with a feature box bay window. The hallway leads into a stunning open plan kitchen/diner, providing ample entertainment space for friends and family, with a central island, modern fitted appliances, French doors out to the garden, and a separate snug area. There is also a large pantry storage area and a separate utility room which provides access to a large integral garage.

Upstairs off the wrap-around landing are four large double bedrooms, and a modern family bathroom with separate bath and shower. Both the master bedroom and bedroom two benefit from fitted wardrobes and private en-suite shower rooms. The master bedroom also features a dressing area and an attractive box bay window.

Outside is an impressive rear garden with private outlook, and a patio with neatly maintained lawn.





Property Specification

UNIQUE FOUR BEDROOM DETACHED FAMILY HOME
 FANTASTICALLY POSITIONED WITH STUNNING VIEWS
 OVER GREEN OPEN SPACE
 IMMACULATELY PRESENTED THROUGHOUT
 OPEN PLAN MODERN KITCHEN/DINER
 TWO LARGE RECEPTION ROOMS

Hallway 13' 10" x 6' 5" (4.22m x 1.95m)

Lounge 15' 5" x 12' 1" (4.71m x 3.68m) (excluding bay)

Kitchen/Diner 24' 6" x 12' 8" (7.46m x 3.85m max)

Snug 11' 5" x 10' 2" (3.48m x 3.10m)

Utility 5' 8" x 5' 4" (1.72m x 1.63m)

Downstairs W.C. 5' 4" x 4' 8" (1.63m x 1.42m)

Cloakroom 5' 4" x 2' 8" (1.63m x 0.82m)

Integral Garage 20' 6" x 9' 11" (6.26m x 3.02m)

Bedroom One 12' 1" x 10' 11" (3.68m x 3.32m) (excluding bay and Dressing Area)

Bed One En-suite 7' 4" x 5' 9" (2.24m x 1.75m)

Bedroom Two 14' 0" x 12' 2" (4.26m x 3.72m max)

Bed Two En-suite 8' 0" x 5' 3" (2.44m x 1.60m)

Bedroom Three 15' 1" x 9' 6" (4.61m x 2.90m)

Bedroom Four 12' 6" x 9' 8" (3.81m x 2.94m)

Bathroom 9' 9" x 6' 1" (2.97m x 1.85m)

Agent's Note:

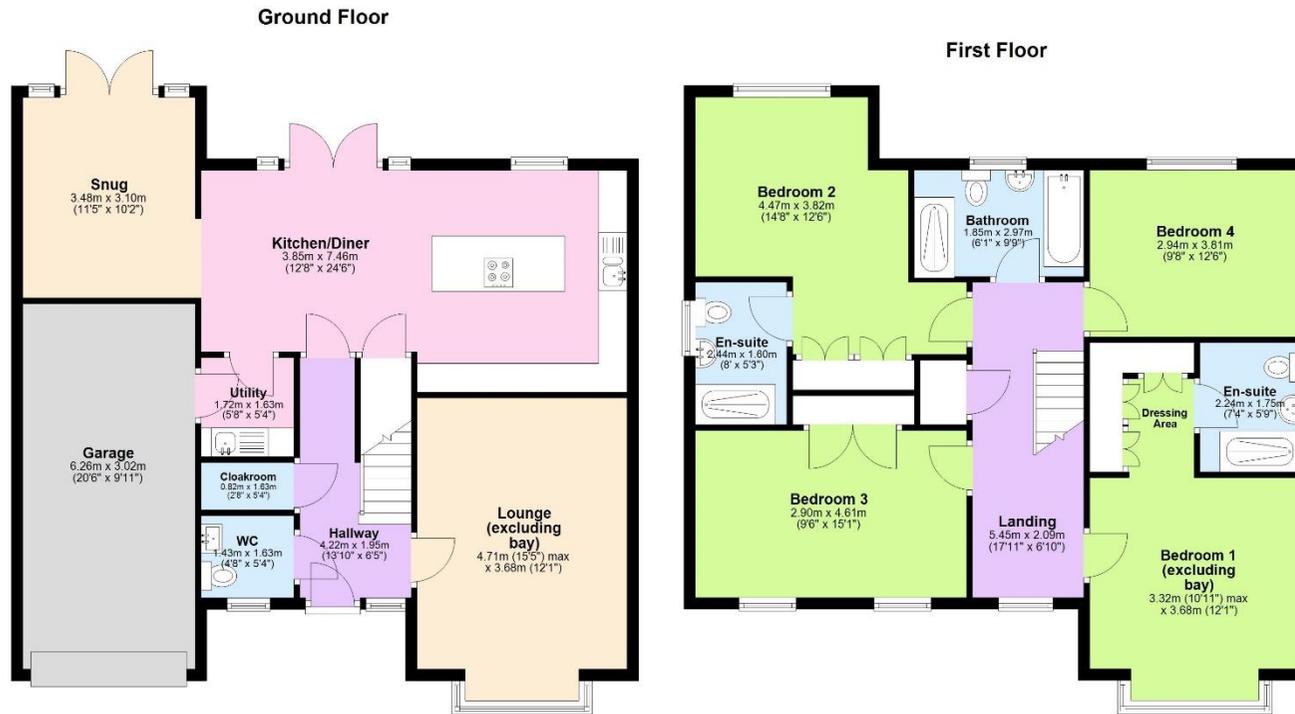
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 Came on the market:

Viewer's Note:

Services connected: Gas/electric/water/drainage
 Council tax band: F
 Tenure: Freehold
 Loft insulated, not boarded.

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		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

