



Common Lane  
Fradley

# Common Lane Fradley



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented, substantial five bedroom detached family home set in a highly desirable and sought after location.

The property has been tastefully decorated and finished to a high standard with spacious living and sleeping accommodation set over three storeys and stretching over approximately 1672 sq ft.

On the ground floor the property features an impressive high spec fitted kitchen-diner, spacious lounge, delightful rear conservatory, inviting reception hallway and guest w/c. On the first floor there are four bedrooms with en-suite to bedroom two and family bathroom. On the top floor is a superb and exceptionally large master bedroom with dressing area, walk in wardrobe plus en-suite.

Externally the property offers a generous private rear garden with paved patio area and lawn with planted borders as well as a detached garage and driveway with parking for three vehicles.

Situated in the semi-rural village of Fradley it is well placed to take advantage of a wide range of amenities in both Lichfield city centres and Burton upon Trent, both within a few mile radius. The location also benefits from local shops, food outlets, leisure facilities and access to A38 and M6 toll road linking the midlands motorway network.

## RECEPTION HALL:

Front entrance door, laminate flooring, ceiling light point, useful storage cupboard, stairs to first floor accommodation and doors to guest w/c, kitchen and lounge.

## LOUNGE:

14' 9" x 12' 6" ( 4.50m x 3.81m )

Feature fireplace with fitted coal effect gas fire set upon a raised hearth with Adams surround, carpeted flooring, coving, TV & phone sockets, ceiling light point, two windows to front and double doors to kitchen-diner.

## KITCHEN-DINER:

21' 8" max x 13' 6" max ( 6.60m max x 4.11m max )

Range of matching wall and base units incorporating display cabinets, cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, tiled splash backs, tiled flooring, recessed spot lights, integrated double oven and five ring gas hob with extractor hood, washing machine, vented tumble dryer, fridge/freezer and dishwasher, dining area, under-counter plinth lighting, kitchen island, two windows to rear and French doors to the conservatory.

## CONSERVATORY:

12' 5" max x 8' 11" max ( 3.78m max x 2.72m max )

Pitched poly-carbonate roof with UPVC frame set on a brick base, radiator, ceiling fan/light point and double glazed French doors to the rear garden.

## GUEST W/C:

Suite comprising: w/c, wash hand basin, laminate flooring, ceiling light point and window to front.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, stairs to second floor accommodation, window to side, doors off to four bedrooms and family bathroom.

## BEDROOM TWO:

12' 9" x 11' 6" (3.88m x 3.50m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator, door to en-suite and window to rear.

## EN-SUITE TO BEDROOM TWO:

White suite comprising: shower cubicle, vanity unit incorporating wash hand basin, w/c, cupboards and drawers, tiled flooring, ceiling light point, heated towel rail and window to side.

## BEDROOM THREE:

12' 9" x 10' 4" (3.88m x 3.15m)

Built in wardrobe, carpeted flooring, two windows to front, ceiling light point and radiator.





**BEDROOM FOUR:**

8' 10" x 6' 4" (2.68m x 1.92m)  
 Carpeted flooring, ceiling light point, radiator and window to rear.

**BEDROOM FIVE:**

8' 10" x 6' 2" (2.69m x 1.89m)  
 Carpeted flooring, ceiling light point, radiator and window to front.

**FAMILY BATHROOM:**

White suite comprising: bath, W/C, pedestal wash hand basin, tiled flooring, ceiling light point, radiator and opaque window to side.

**SECOND FLOOR LANDING:**

Carpeted flooring, ceiling light point, window to side, airing cupboard and door to master bedroom.

**MASTER BEDROOM:**

21' 10" x 11' 11" (6.66m x 3.64m)  
 Carpeted flooring, radiator, ceiling light point, tv aerial socket, access to loft, velux sky light to rear, opening to walk in wardrobe and door to dressing room.

**WALK IN WARDROBE:**

10' 7" x 9' 5" max ( 3.23m x 2.87m max )  
 Carpeted flooring, recessed spot lights, radiator, built in wardrobes and velux sky lights to rear.

**DRESSING ROOM:**

10' 6" x 8' 1" (3.20m x 2.46m)  
 Carpeted flooring, ceiling light point, radiator, door to en-suite and window to front

**EN-SUITE:**

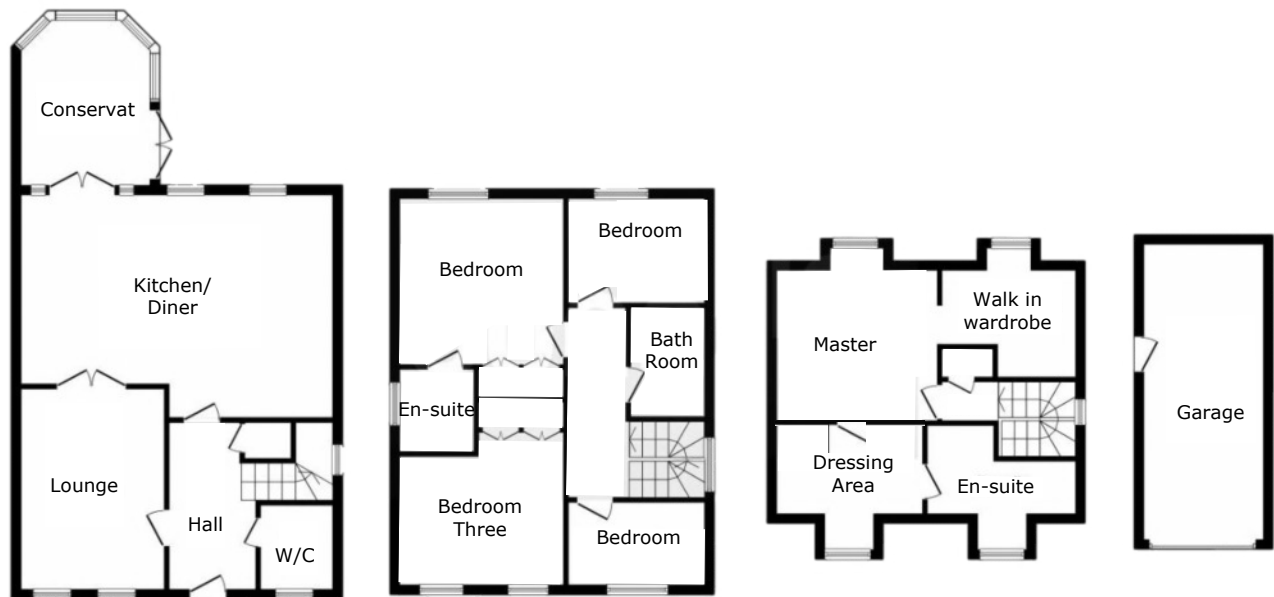
White suite comprising: shower cubicle, cabinet wash hand basin, w/c, ceiling light point, heated towel rail and window to front.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

**DISCLAIMER:**

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