



Oak View, 150 Worthington Road, Fradley, Staffordshire,
WS13 8PG

 Parker
Hall


Set on a secluded private lane on this popular modern development is Oak View, an executive detached family home benefitting from well presented interiors, four bedrooms and immaculate gardens. Overlooking an open communal green to the front aspect, Oak View has been upgraded in recent years to include a new Mereway kitchen and a contemporary shower room. The family accommodation comprises briefly central reception hall, study, lounge, dining room, open plan dining and living kitchen, utility and cloakroom to the ground floor, with four bedrooms, a master en suite and family shower room to the first floor. Three of the bedrooms benefits from spacious fitted wardrobe space. Outside, the property is set on a private block paved shared driveway servicing a handful of properties. There is access into a tandem garage, parking for up to four vehicles to the front and an immaculately tended garden to the rear.

The popular Fradley South development lies within easy reach of both Fradley village and the Cathedral City of Lichfield. The 'old' village offers facilities including shops, a post office, a primary school and a church, with the John Taylor High and free schools both offering secondary schooling. Just a few miles from the property is the historic Cathedral city of Lichfield with its excellent shopping and leisure facilities and the renowned Beacon Park, an area of around 70 acres of open space and beautiful formal gardens. The surrounding area is particularly popular with walkers, having canals, farmland and fields presenting endless walking routes to local villages including Alrewas and Fradley Canal Junction. The location has convenient access to the A38, rail stations within Lichfield provide direct links to Birmingham and London (in 80 mins) and the International airports of Birmingham and East Midlands are also within an easy drive.


- Executive Detached Family Home
- Well Placed for Commuter Routes & Amenities
- Open Plan Dining & Living Kitchen
- Four Bedrooms
- Tandem Garage & Parking
- Open Aspect to Front
- Two Reception Rooms & Study
- Utility, Cloakroom & Reception Hall
- En Suite Bathroom & Shower Room
- Immaculate Landscaped Garden



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

The Property Misdescriptions Act 1991: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.