



Sacaleta, 6 Long Lane, Fradley, WS13 8NT

Set on a quiet lane in the popular 'Old Fradley' village is this immaculately presented detached home, benefitting from extended and recently upgraded interiors, four bedrooms and a secluded landscaped garden plot. Having been substantially improved to include a refitted kitchen, refitted bathrooms and cavity wall insulation, Sacaleta has also received modernisations to including a new boiler (in 2017), new windows, new internal doors and a partial rewire. The interiors comprise briefly porch, reception hall, lounge, open plan living and dining kitchen, study/playroom, utility and cloakroom to the ground floor, with four bedrooms serviced by a master en suite and family bathroom to the first floor. Outside, the garage offers a useful storage space and there is ample parking to the front, with immaculately landscaped gardens laid to the rear enjoying much privacy to all sides.

The property close to the heart of this character village, a popular location well served by local amenities and commuter routes. The village, desirable for its character cottages and quiet surroundings, has amenities including shops, a post office and a church. The property is just minutes from the Cathedral City of Lichfield with its excellent shopping and leisure facilities and the renowned Beacon Park providing around seventy acres of open space and beautiful formal gardens. The surrounding area is particularly popular with walkers, having farmland and fields presenting endless walking routes to local villages including Alrewas and Fradley Canal Junction. Well placed for commuters, the village has swift access to the A38, A50 and motorway network beyond, there is a regular bus route through the village and direct rail links to Birmingham and London can be found in Lichfield.



- Attractive Detached Family Home
- Fully Refurbished & Extended
- Desirable Village Location
- Open Plan Dining & Living Kitchen
- Lounge & Playroom/Study
- Utility & Cloakroom
- Porch & Reception Hall
- Four Bedrooms, En Suite & Bathroom
- Landscaped Rear Gardens
- Garage Store & Parking
- New Windows & Boiler
- Well Placed for Amenities, Commuter Routes & Rail Travel

The front door opens into the **Entrance Porch** which in turn has double doors leading into:

Reception Hall

With attractive parquet style flooring, staircase rising to the first floor with storage beneath and doors opening into:

Lounge 3.63 x 4.7m (approx 15'5 x 11'11)

A spacious formal reception room having window to the front aspect and a traditional fireplace with space for an electric fire. Double doors open into:

Open Plan Family Dining Kitchen 7.69 x 6.76m (approx 25'2 x 22'2)

The Kitchen is fitted with a range of contrasting gloss wall and base units with wood effect worktops over housing an inset one and a half sink with side drainer and a range of integral appliances including dishwasher, double oven, microwave and induction hob with extractor above. A central island provides further workspace, storage and a breakfast bar and tiled flooring extends into the **Dining Area** and **Family Room**, where there are bifold doors to the rear. The kitchen also has a window to the rear, two skylights and a door opening to a useful walk in **Pantry**. Door into:

Playroom 4.37 x 2.31m (approx 14'4 x 7'7)

A useful playroom or home office, having window to the rear. Doors open into the **Cloakroom WC** and:

Utility 2.41 x 2.2m (approx 7'10 x 7'2)

Having been refitted with wall and base units housing an inset sink with side drainer and spaces for appliances including fridge freezer, washing machine, tumble dryer and wine fridge. The utility has tiled flooring and a window to the side aspect





Stairs rise to the first floor **Landing** where there is loft access via a drop down ladder to a boarded and insulated loftspace. doors open into:

Master Bedroom 4.47 x 3.48m (approx 14'8 x 11'5)
A spacious principal bedroom having window to the rear aspect and a range of fitted wardrobes. With private use of:

Refitted En Suite

Comprising a modern suite fitted with twin wash basins set to vanity unit, WC and shower, with tiled flooring, tiled walls, a heated towel rail and an obscured window to the rear



Bedroom Two 3.96 x 2.95m (approx 13'0 x 9'8)
With a window to the front aspect and fitted wardrobes

Bedroom Three 2.95 x 2.72m (approx 9'8 x 8'11)
Having fitted wardrobes and storage, a bespoke fitted bed and a window to the front

Bedroom Four 3.66 x 2.34m (approx 12'0 x 7'8)
With a window to the front aspect

Refitted Bathroom

Comprising fitted wash basin, WC, corner shower and double ended freestanding bathtub, with tiled flooring, tiled walls, a chrome heated towel rail and an obscured window to the rear





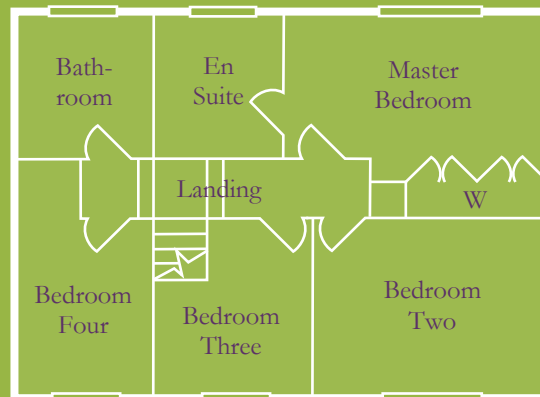
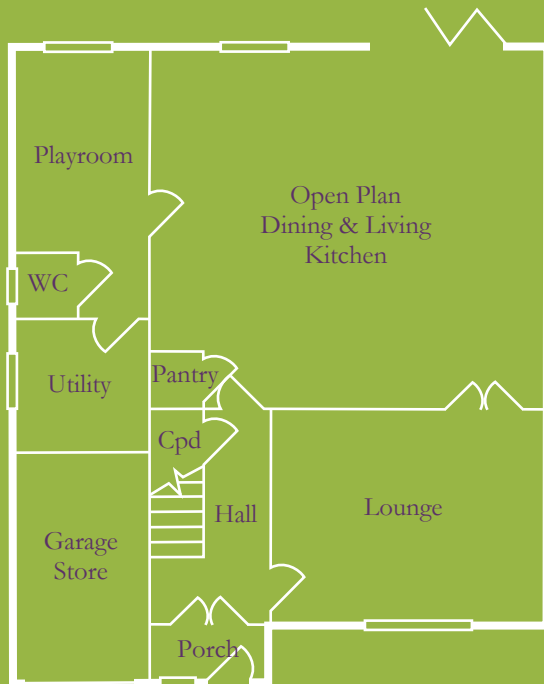
Outside

The property is set back from the lane beyond a block paved driveway which provides parking for a number of vehicles. There is access into the **Garage Store** and gated access to the side leads to the rear garden

Landscaped Garden

Laid to the rear is a beautifully tended garden enjoying a high degree of privacy to all sides. A paved terrace leads onto fully enclosed lawns edged with borders, and a slightly elevated terrace provides an additional space for outdoor entertaining. There is exterior lighting, a water point and exterior power sockets and the timber garden shed is included in the sale

EPC in Progress



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.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, they 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.