



7 Paskin Close, Fradley, WS13 8NZ

Set in a quiet cul-de-sac off Statfold Lane, in the popular Old Fradley Village, is this superb four-bedroom family home. Having been recently extended the property also benefits from alluminium bifold doors to the rear, double glazed windows throughout and a large, shared driveway with double garage. The recently upgraded front door with glass pane opens into a spacious entrance hall, leading to a large family living room, kitchen dining room, WC and playroom which could be used as a study/home office to suit those working from home. The carpeted stairs rise to a gallery landing leading to 3 bedrooms, a family bathroom and a Master Suite with a walk-in dressing area and en-suite. The ground floor bifold doors lead onto a paved outdoor seating area and lawn laid rear garden. The front of the house is designed with decorative beams giving character, as well as a large driveway, detached double garage and shared front garden.

The property is 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 gym, 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 Kitchen
- Spacious Family Lounge
- Playroom/Study
- Four Bedrooms, En Suite & Bathroom
- Landscaped Rear Gardens
- Detached Double Garage Parking
- Well Placed for Amenities, Commuter Routes & Rail Travel

The recently updated front door leads to:

Entrance Hall 2.28m x 2.26m (approx. 7'47 x 7'41)

A bright and spacious reception to this family home, having staircase rising to the first floor accommodation and doors leading to:

Lounge 4.71m x 4.26m (approx. 15'4 x 13'9)

A superb dual aspect space for family living, having a wood burning stove set to tiled hearth and surround, a window to the front and bi-fold doors opening out to the rear

Kitchen Dining Room 3.83m x 6.96m (approx. 12'5 x 22'8)

This spacious open plan family dining kitchen has been remodelled and extended by the current vendors and comprises wood grain cream wall and base units, with granite worktops over, tiled splash backs, inset sink and an integrated Dishwasher. There is space for rangemaster cooker and a breakfast bar separates the kitchen from the dining space where bi-fold doors open out to the paved outdoor seating area which is ideal for indoor-outdoor entertaining. A door leads to the **Utility** which houses the combi boiler, spaces for a washing machine and tumble dryer and a door out to the gardens

Playroom/Study 3.44m x 2.85m (approx. 11'3 x 9'3)

A versatile reception room ideal as a second reception room, playroom or home office, having a window to the front aspect

Coakroom 1.74m x 0.87m (approx. 2'8 x 5'7)

Comprising WC and wash basin, with an obscured window to the side





Stairs rise to the first floor **Galleried Landing** with doors leading to:

Master Suite 5.09m x 3.54m (approx. 16'7" x 11'6")
A spacious double bedroom having a window to the rear. White folding doors lead to a walk-in wardrobe space with a second set of folding doors

leading to:

En Suite 2.09m x 1.77m (approx. 6'8" x 5'8")
Comprising shower, WC and wash basin

Bedroom Two 2.69m x 4.28m (approx. 8'8" x 14'4")
A double bedroom having window to the rear



Bedroom Three 3.45m x 1.96m (approx. 11'3" x 6'4")

With fitted wardrobe and a window to the front

Bedroom Four/Study 3.32m x 1.93m (approx. 10'9" x 6'3")

Having a window to the front, this bedroom is

currently used as a home office space

Bathroom 3.38m x 1.68m (approx. 11'1" x 5'5")
Comprising bathtub, shower with twin head attachments, wash basin, mirrored single storage cabinet, WC and tiled splashbacks, with a window to the side

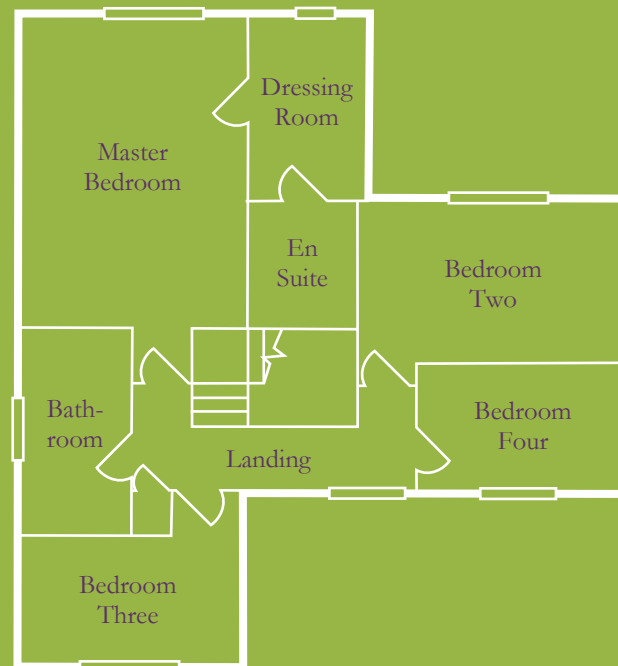
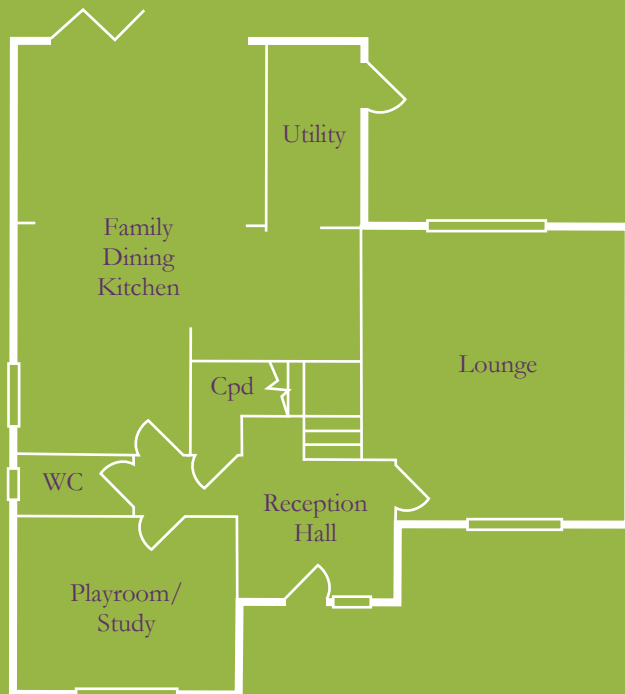
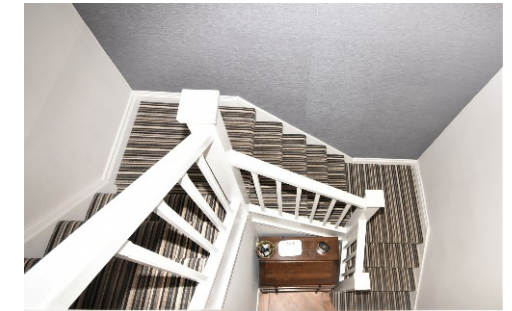




Outside

To the front there is a large drive with plenty of space for multiple car parking spaces, a large shared lawn, and a detached double garage. The house is located on a quiet road in the Old Village of Fradley, surrounded by peaceful countryside walks, as well as a large playing field on the secluded estate.

The rear garden is a laid lawn and paved seating area, perfect for indoor-outdoor living and dining.



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, 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.