



5 Willow Close, Fradley, WS13 8RW

 Parker
Hall

Set in the popular village of Fradley is this immaculate executive detached home, showcasing a superb standard of finish throughout, spacious accommodation including three reception rooms and four bedrooms and manicured south facing gardens. Having received a full refurbishment to include immaculate redecoration, internal fittings, new rear windows and a new pressurised hot water system, this impressive detached home offers versatile family accommodation with further potential to extend to create additional living accommodation or a second garage (STPP). The interiors comprise central reception hall, three reception rooms, contemporary family dining kitchen, utility and cloakroom to the

ground floor, with the first floor galleried landing leading off into four good sized bedrooms serviced by a master en suite, guests cloakroom and luxury bathroom. Outside, there is ample parking to the front as well as access into the single garage, and beautifully manicured south facing gardens extend to the rear enjoying complete privacy to all sides.

The property lies on a secluded cul de sac in the desirable old Fradley village, a historic location well served by local amenities and commuter routes. The village is known for its character cottages and quiet surroundings and has amenities including shops, a post office and a church all within walking distance from

the property. The village is just minutes from the Cathedral City of Lichfield where excellent shopping and leisure facilities can be found alongside the renowned Beacon Park which is formed around seventy acres of open space and beautiful formal gardens. The surrounding area is particularly popular with walkers, having farmland and fields presenting plenty of rambling 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 and direct rail links to Birmingham and London can be found at stations in Lichfield.

- Executive Detached Family Home
- Spacious & Immaculate Interiors
- Secluded & Generous Garden Plot
- Three Spacious Reception Rooms
- Family Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Four Good Sized Bedrooms
- Master En Suite, Guests Cloakroom & Luxury Bathroom
- South Facing Landscaped Gardens
- Single Garage & Ample Parking
- Potential to Extend (STPP)
- Peaceful Cul de Sac Position
- Well Placed for Commuter Routes & Rail Travel



Reception Hall

A spacious welcome into this immaculate home, having galleried staircase rising to the first floor with storage beneath, tiled flooring and doors opening into:

Lounge 6.07 x 4.66m (approx. 19'10 x 15'3)

A generous and well presented reception room having bay window to the front aspect and a contemporary wood burning stove inset to brickwork fireplace. Double doors lead into:

Dining Room 3.98 x 3.71m (approx. 13'0 x 12'1)

A second formal reception room having a door into the **Kitchen** and an opening into:

Garden Room 3.79 x 2.9m (approx. 12'5 x 9'5)

Having received a new roof and central heating this versatile living space is ideal as a snug or playroom, having windows overlooking the gardens, double doors to the rear and tiled flooring

Family Dining Kitchen 8.09 x 5.15, 2.43m (approx. 26'6 x 16'10, 7'11)

Refitted to an excellent, standard, the **Kitchen** comprises a contemporary range of wall and base units with pull out pantry stores, having quartz worktops over housing an inset sink with side drainer and a range of integral Bosch appliances including dishwasher, oven, microwave, warming drawer and induction hob with extractor above. An island provides further workspace and storage and the kitchen has windows to the rear and a door into the utility. Tiled flooring extends into the **Family Room**, having a window to the front and providing a flexible space for a living or informal dining area to suit.

Utility 2.83 x 2.06m (approx. 9'3 x 6'9)

Fitted with full height units with quartz worktops over coordinating with those of the kitchen, housing an inset sink and space for a washing machine. There is a window to the rear, a door opens to the side and the utility has tiled flooring and a door into the garage

Cloakroom

Comprising fitted wash basin and WC, with tiled flooring, tiled walls and a heated towel rail





Stairs rise to the first floor **Galleried Landing**, where there is a window to the front and doors open to the **Airing Cupboard** housing the Megaflo water cylinder and into:

Master Bedroom 4.28 x 4.0m (approx. 14'0 x 13'1)

A spacious principal bedroom suite having window to the rear aspect and a range of fitted wardrobe housing ample storage space. With private use of:

En Suite 2.37 x 1.59m (approx. 7'9 x 5'2)

Fitted with a modern suite having wash basin 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 4.2 x 3.98m (approx. 13'9 x 13'0)

Another superb double room having window to the front and a range of fitted wardrobes

Bedroom Three 4.69 x 2.97m (approx. 15'4 x 9'8)

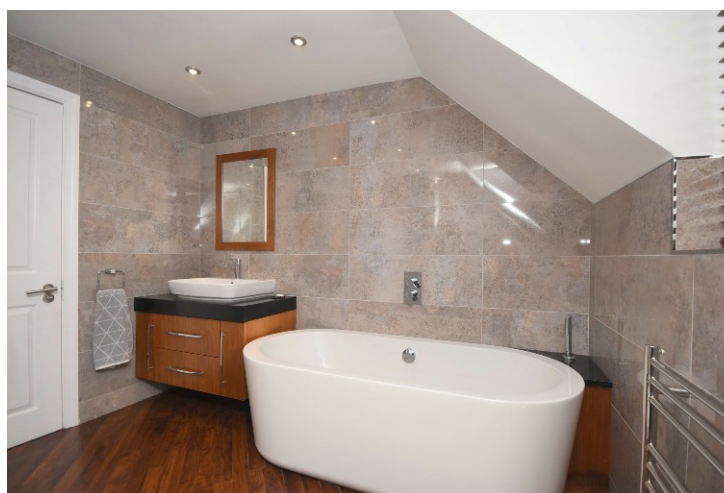
With a window to the front, a large double fitted wardrobe and private use of and **Cloakroom**, fitted with wash basin set to vanity unit and WC, with an obscured window to the front

Bedroom Four 4.0 x 2.57m (approx. 13'1 x 8'5)

Currently used as a home office, this room is fitted out with a bespoke range of wardrobes, storage and deskspace and has a window to the rear

Luxury Bathroom 2.93 x 2.72m (approx. 9'7 x 8'11)

Comprising a quality suite fitted with wash basin set to vanity unit, WC, double ended bathtub with recessed taps and a shower attachment and an oversized shower, with tiled walls, Karndean flooring, a heated towel rail and an obscured window









Outside

The property is set in an enviable position in Fradley Old Village on a peaceful cul de sac formed by similar executive family homes and bungalows. To the front, the property enjoys an open aspect down the cul de sac and benefits from parking to a block paved driveway which also gives access to the single garage. There is gated access to one side providing a further secure parking space or potential to extend the garage or living accommodation

Single Garage 5.33 x 2.85m (approx. 17'5 x 9'4)
With manual entrance door, power lighting and a courtesy door into the **Utility**

South Facing Garden

Extending to the rear and sides of the property is a generous south facing garden, enjoying complete privacy to all sides and being laid to a paved terrace and manicured shaped lawns. There are electricity points off the terrace, landscaped pathways lead between the lawns and the well stocked borders are home to an array of shrubs, flowers and trees. There is a charming summer house to one side and a bespoke built shed with power and lighting provides ample storage to one side



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
49-54	E		
35-48	F		
20-34	G		

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.