



6 Willow Close, Fradley, WS13 6RW



Enjoying a peaceful position and generous corner plot is this immaculately tended detached bungalow, benefitting from generous and versatile living accommodation, three double bedrooms plus study and a beautifully tended south facing garden plot. Set on the outskirts of the 'Old Fradley', this attractive detached home is an ideal purchase for those looking for single storey living and could easily be adapted to accommodate a couple or family. The interiors comprise briefly porch, reception hall, three reception rooms, breakfast kitchen, large laundry room and cloakroom, with two double bedrooms (one with en suite) and a fourth bedroom/study to the ground floor. To the first floor dormer is a third double bedroom

with refitted bathroom. The outside space of this detached bungalow extends to a superb size, offering ample parking, a double garage and a workshop which is ideal for conversion into a games room/gym or home office. The wrap around gardens enjoy a southerly aspect and privacy to all sides and have been maintained to a excellent standard. The property benefits from mains gas central heating and double glazing throughout.

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.

- Superb Detached Bungalow
- Well Presented & Spacious Interiors
- Popular 'Old Fradley' Village Location
- Three Reception Rooms
- Breakfast Kitchen & Laundry Room
- Porch, Reception Hall & Cloakroom
- Three Double Bedrooms
- Master En Suite & Refitted Shower Room
- Bedroom Four/Study
- Immaculate & Secluded Gardens
- Double Garage & Ample Parking
- Workshop ideal as Gym/Games Room/ Home Office
- Peaceful Cul de Sac Position
- Well Placed for Village Amenities, Schools, Commuter Routes & Rail Travel



Sliding doors open from the block paved driveway into the **Porch** which in turn leads to:

Reception Hall

A spacious welcome to this attractive home, having staircase rising to the first floor, fitted cloakroom cupboard and a useful laundry cupboard. Doors open into:

Lounge 5.6 x 5.14m (approx 18'4 x 16'10)

An impressive reception room having windows to two sides and a recently installed remote controlled fireplace. Sliding doors lead into:

Conservatory 3.88 x 3.17m (approx 12'8 x 10'4)

Having been refurbished to add a solid roof and replace the windows, this further living space has double doors out to and windows overlooking the beautifully tended rear gardens

Dining Room 4.09 x 3.57m (approx 13'5 x 11'8)

Having a bay window to the front

Breakfast Kitchen 7.37 x 2.51m (approx 24'2 x 8'2)

Extending from the front to the rear of the property, this dual aspect **Kitchen** is fitted with a range of wall and base units having replaced worktops over, housing a refitted ceramic sink with side drainer and integral appliances including a double oven, gas hob and dishwasher. The kitchen has tiled splash backs and a window to the front, and double doors from the **Breakfast Area** open out to the rear terrace and gardens. A door opens into:

Laundry Room 5.07 x 2.67m (approx 16'7 x 8'9)

Fitted with wall and base units housing an inset sink with side drainer and space for washing machine, this impressive utility room has dual aspect doors to the front and rear aspects and a vaulted ceiling with beams and skylights. There is a door into the **Double Garage** and this space provides an ideal opportunity to make the kitchen larger if desired

Cloakroom

Comprising wash basin, low level WC and half tiling to the walls





Doors from the **Hallway** give access off to:

Master Bedroom 4.03 x 3.49m (approx 13'2 x 11'9)
A spacious principal bedroom fitted with a range of furniture including a dressing table and wardrobes, having a window to the front aspect. A door opens into:

En Suite 2.98 x 1.76m (approx 9'9 x 5'9)
Fitted with wash basin set to vanity unit, low level WC, bidet and an oversized shower cubicle, with an obscured window, a heated towel rail and tiled walls

Bedroom Two 3.74 x 2.71m (approx 12'3 x 8'10)
A further double bedroom having a window to the rear

Bedroom Four/Study 2.73 x 2.27m (approx 8'11 x 7'5)
Having window to the rear aspect

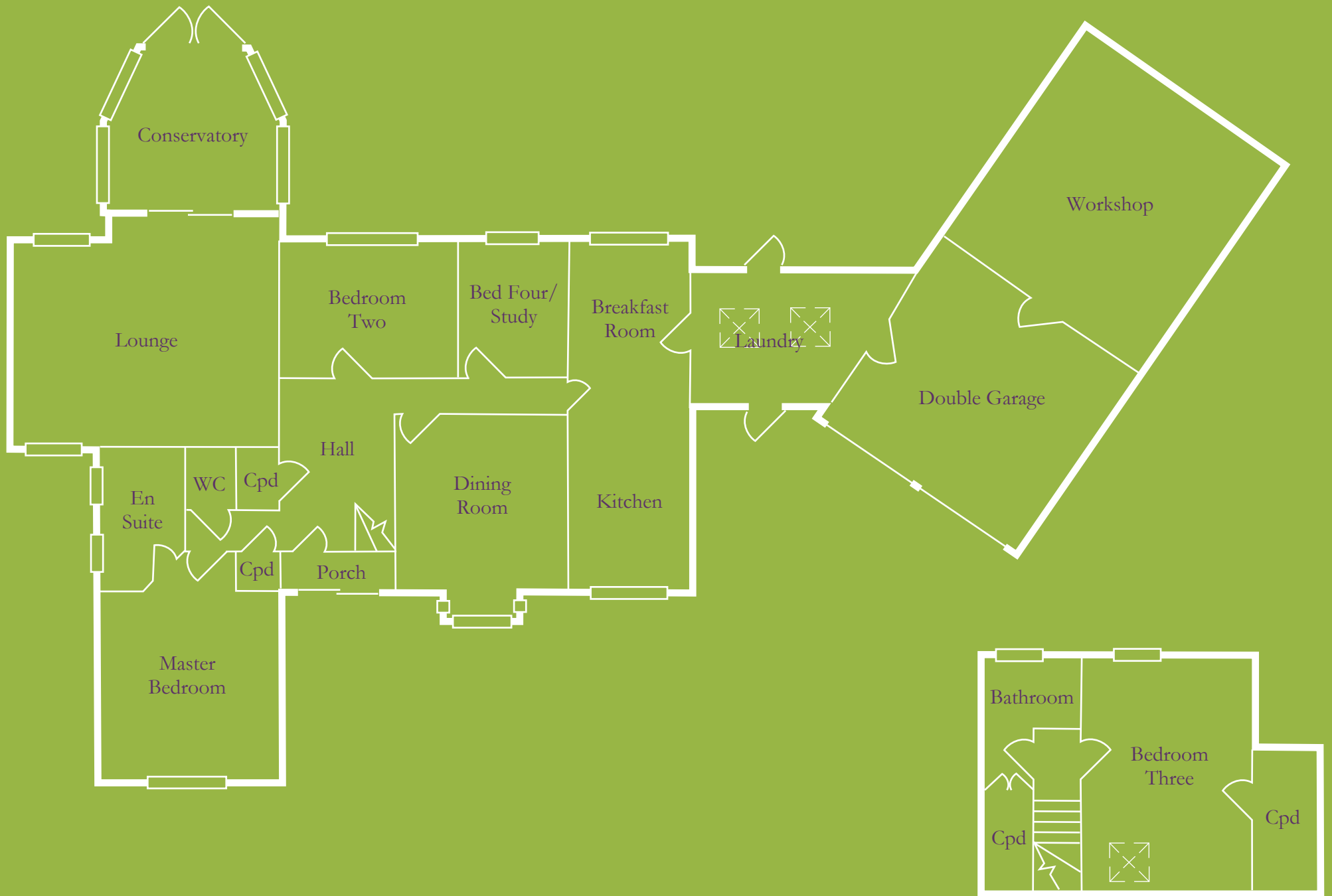
Stairs rise from the **Reception Hall** to the **First Floor Landing** where doors open into:

Bedroom Three 4.88 x 3.57m (approx 16'0 x 11'8)
A third spacious double room having window to the rear, a skylight to the front and fitted eaves storage

Refitted Bathroom 2.61 x 2.41m (approx 8'6 x 7'10)
Comprising a modern white suite having wash basin and WC set to vanity unit and bathtub, with tiled flooring, a heated towel rail, an obscured window to the side and double doors to a generous eaves storage cupboard









Outside

The bungalow is set on the executive cul de sac of Willow Close, enjoying much peace, quiet and privacy. To the front there is parking for a number of vehicles to a block paved driveway and gated access leads to the rear garden

Double Garage 5.15 x 4.98m (approx 16'10 x 16'4)

With power, lighting and an electric up and over entrance door. Internal doors open into the **Laundry Room** and:

Workshop 5.42 x 3.47m (approx 17'8 x 11'4)

With power, lighting and a door to the rear gardens

Gardens

The immaculately tended wrap around gardens enjoy a sunny south-westerly aspect and are laid to a block paved terrace leading onto shaped lawns with neatly stocked borders. Mature foliage to the edges provides plenty of privacy, there is a greenhouse to one side which is included in the sale and the rear aspect benefits from exterior lighting and a water point

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	65 d	
39-54	E		
21-38	F		
1-20	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.