



195 Worthington Road, Fradley, WS13 8PG



Set in the popular village of Fradley is this elegant detached family home, benefitting from spacious and versatile interiors, five generous bedrooms and secluded south facing gardens. Offering well proportioned accommodation to suit both a growing family and modern day working from home, this executive double fronted property has been recently upgraded to including new showers to the three bathrooms and a modern refitted kitchen. The beautifully presented interiors comprise briefly central reception hall, spacious lounge, dining room, playroom/study, refitted family breakfast kitchen and cloakroom to the ground floor, with five bedrooms (four doubles) set over two floors. The second floor is laid to an impressive

master suite with dressing room and en suite bathroom, and the additional bedrooms are serviced by two en suites and a family bathroom. Outside, there is parking, a tandem garage and immaculately tended gardens set to the front, with further gardens set to the rear enjoying a sunny southerly aspect and privacy to all sides. The property is serviced by double glazed windows and mains gas central heating.

The popular Fradley South development lies within excellent reach of both Fradley village and the Cathedral City of Lichfield. The old village, popular for its character cottages and quiet surroundings, offers facilities including shops, a post office, a primary school and a

church. 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
- Popular Modern Development
- Secluded South Facing Plot
- Generous & Versatile Interiors
- Modern Refitted Breakfast Kitchen
- Reception Hall & Cloakroom
- Two Reception Rooms
- Study/Playroom
- Impressive Master Suite with Dressing Room & En Suite Bathroom
- Four Further Bedrooms
- Two En Suites & Bathroom
- Detached Tandem Garage & Parking
- Secluded South Facing Gardens
- Pleasant Open Outlook to Front
- Well Placed for Commuter Routes, Rail Travel & Local Amenities



**Reception Hall** 4.2 x 3.39m (approx. 13'9" x 11'1")  
The front door opens into this central reception hall, where a galleried staircase rises to the first floor and doors open into a useful storage cupboard and:

**Lounge** 7.14 x 3.43m (approx. 23'4" x 11'3")  
A spacious dual aspect reception room having window to the front, double doors out to the rear garden and a gas fireplace. Please note, the chimney is open for the installation of a wood burner if required

**Dining Room** 3.39 x 2.97m (approx. 11'1" x 9'8")  
Another well presented reception room having a window to the rear

**Modern Breakfast Kitchen** 5.71 x 3.28m (approx. 18'8" x 10'9")  
Refitted in recent years, the kitchen comprises a range of a gloss wall and base units housing an inset one and a half sink with side drainer, spaces for an American fridge freezer and range cooker, integral dishwasher and integral washing machine. Tiled flooring extends throughout, the kitchen has a window to the rear and a door to the side, and a breakfast bar houses further workspace, storage and space for stools below

**Playroom/Office** 2.97 x 2.07m (approx. 7'8" x 6'9")  
With a window to the front aspect

**Cloakroom**  
Fitted with pedestal wash basin and WC, with an obscured window to the front



Stairs rise to the **First Floor Landing**, where doors open into four of the five bedrooms and the **Airing Cupboard**. The stairs continue to the **Second Floor Landing** where doors open to a fitted storage cupboard and into:

**Master Bedroom** 5.99 x 9.95, 3.5m (approx. 19'7 x 32'7, 11'5)

A stunning principal bedroom suite having window to the front, skylight to the rear and a **Dressing Room** with skylight and three double fitted wardrobes. With private use of:

**En Suite Bathroom** 3.81 x 2.6m (approx. 12'5 x 8'6)  
Comprising wash basin set to vanity, WC, bathtub and separate shower, with tiled walls and a skylight

**Bedroom Two** 3.5 x 3.45m (approx. 11'6 x 11'4)  
A spacious bedroom suite having double and triple fitted wardrobes, windows to the rear and private use of:

**En Suite** 2.47 x 1.64m (approx. 8'1 x 5'4)  
Comprising pedestal wash basin, WC and cubicle with a recently replaced shower, with tiled walls, LVT flooring and an obscured window

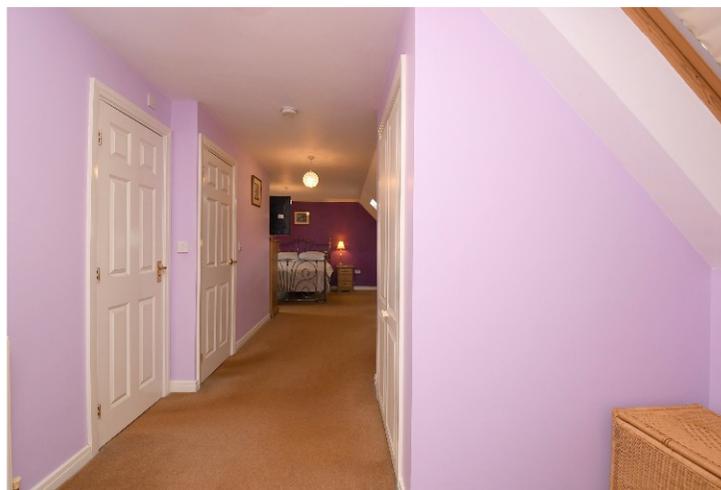
**Bedroom Three** 3.73 x 2.46m (approx. 12'2 x 8'0)  
A third double room having windows to the rear and a double fitted wardrobe

**En Suite** 1.8 x 1.5m (approx. 5'10 x 4'10)  
Fitted with pedestal wash basin, WC and cubicle with a recently replaced shower, with tiled walls, LVT flooring and an obscured window

**Bedroom Four** 3.48 x 2.67m (approx. 11'5 x 8'8)  
Another double room having windows to the front and a double fitted wardrobe

**Bedroom Five** 3.8 x 2.06m (approx. 12'5 x 6'8)  
An ideal single bedroom, dressing room or study, with windows to the front

**Bathroom** 2.68 x 2.22m (approx. 8'9 x 7'3)  
Fitted with a white suite having pedestal wash basin, WC, bathtub and separate cubicle with a recently replaced shower, with tiled walls, LVT flooring and an obscured window







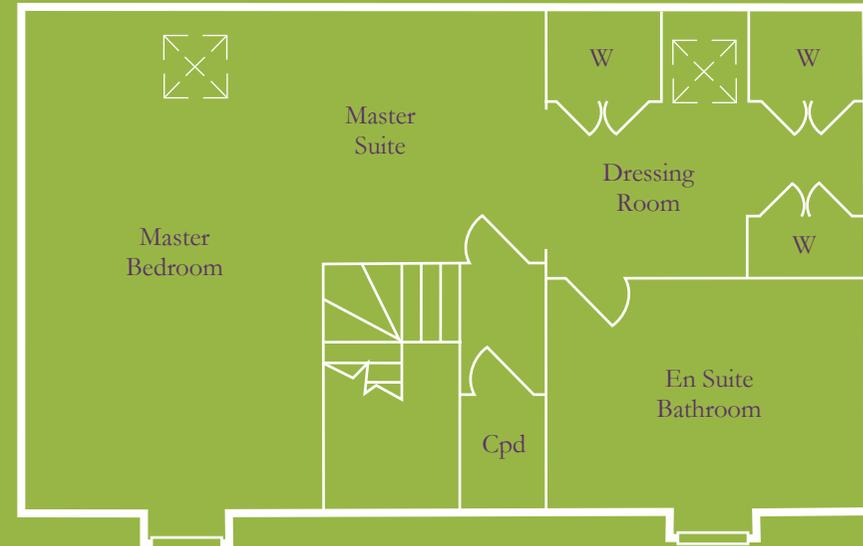


Ground Floor

First Floor



Second Floor





### Outside

The property is set on a wider part of the road where there is a central herbaceous border providing a pleasant outlook to the front. There is private parking to a tarmac driveway which leads into the **Tandem Garage** via an electric up and over door, and a paved pathway with lawned gardens to either side leads to the front

### South Facing Gardens

Extended to a generous size, the rear gardens enjoy an excellent degree of privacy to all sides. The garden is laid to a paved terrace, lawns and established borders have been planted by the current vendors. There is a courtesy door leading into the garage, a timber **Summer House** is included in the sale and there is exterior lighting, a water point and gated access leading to the front



## 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.