



4 Holly Drive, Fradley, WS13 8SE

Enjoying a peaceful setting on this secluded cul de sac is this executive, four/five bedroom family home set within a sunny south facing garden plot. Overlooking a pleasant open aspect to the front, this beautifully presented property has been extended and refurbished throughout, offering plenty of scope for a growing family also needing space to work-from-home, or interiors ideal to create a self contained annexe. The property also benefits from 5kW solar panels which are included in the sale.

The central reception hall opens into a remodelled dining kitchen, having integrated appliances, quartz work surfaces and double

doors opening out to the rear gardens. Also from the hallway is a generous dual aspect lounge with feature wood burning stove, leading in turn to a versatile study/ground floor bedroom and a fabulous family room with dual aspect bifold doors opening out to the garden. A utility and cloakroom are also set to the ground floor.

The first floor part galleried landing opens into four well proportioned bedrooms, two having en suites, and a luxurious family bathroom. Outside, there is parking to the fore of the double garage and well tended lawned gardens extend to either side, all overlooking pleasant open views to the front. The landscaped rear

garden enjoys a good degree of privacy and a sunny south facing aspect, being an attractive space to enjoying the peaceful village surroundings.

The property lies on the borders of 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, fields and Canals 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
- Extended & Beautifully Presented
- Pleasant Open Aspect to Front
- South Facing Corner Plot
- Desirable Village Setting
- Two Spacious Reception Rooms
- Study/Ground Floor Bedroom Five
- Family Dining Kitchen & Utility
- Reception Hall & Cloakroom
- Four Good Sized Bedrooms
- Two En Suites & Family Bathroom
- Double Garage & Ample Parking
- Landscaped Rear Garden
- 5 kW Solar Panels, Mains Gas Central Heating & Double Glazed
- Square footage 2065.6 ft² / 191.9 m² (including Garage)
- Well Placed for Commuter Routes, Schools & Local Amenities

Reception Hall 3.2 x 2.95m (approx. 10'6 x 9'8) - max

The UPVC entrance door opens into this spacious hallway, having stairs rising to the first floor with storage beneath, LVT flooring and doors leading into:

Lounge 6.03 x 4.2m (approx. 19'9 x 13'9)

A generous and beautifully presented reception room having a window to the front, sliding doors opening out to the garden and a feature wood burning stove set to slate hearth

Family Room 4.6 x 3.74m (approx. 15'1 x 12'3)

A fabulous addition to this family home providing a versatile living space ideal as a playroom or second lounge. along with the cloakroom, this space could also be remodelled to create a self contained annexe. The Family Room has Moduleo flooring and twin sets of bifold doors opening out to the sunny south facing garden

Study 3.4 x 2.82m (approx. 11'4 x 9'3)

An idea home office or ground floor bedroom, having a window to the front and a vaulted ceiling with a skylight

Family Dining Kitchen 7.68 x 4.05 x 2.72m (approx. 25'2 x 13'3, 8'11)

A well appointed remodelled family space, having a contemporary kitchen with integral appliances and a dining area with double doors opening out to the rear garden. The **Kitchen** comprises gloss wall and base units with quartz worksurfaces over, housing an inset one and a half sink with side drainer and integrated Neff appliances including double ovens with hideaway doors, a five burner gas hob with extractor above, fridge and dishwasher. A door opens into the garage, there is a window to the side and LVT flooring extends into the **Dining Area** where there is a window to the side and French doors to the rear, and a door opens into:

Utility 2.7 x 2.2m (approx. 8'10 x 7'1)

Fitted with wall and base units housing an inset sink with side drainer and spaces for an American fridge freezer, washing machine and tumble dryer. A door opens out to the rear garden

Cloakroom

Accessed via the **Family Room**, having a wash basin set to vanity unit and WC





Stairs rise to the first floor **Part Galleried Landing**, where there is access to the boarded loft space and doors open into the **Airing Cupboard** and:

Master Bedroom 4.37 x 3.5m (approx. 14'4 x 11'5)
A generous principal bedroom suite, having dual aspect windows enjoying pleasant open views to the front, vaulted ceilings and a shelved storage cupboard. With private use of:

En Suite 2.27 x 1.66m (approx. 7'5 x 5'5)
A modern suite comprises wash basin set to vanity unit, WC and double cubicle with rainfall remote control shower unit, having tiled walls, a heated towel rail and a skylight

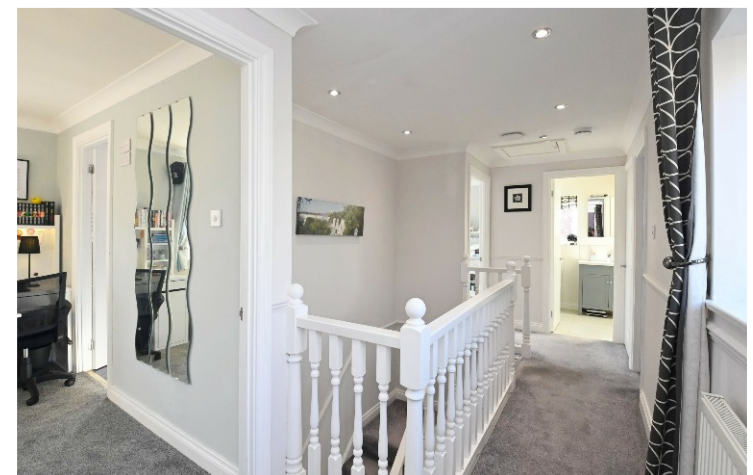
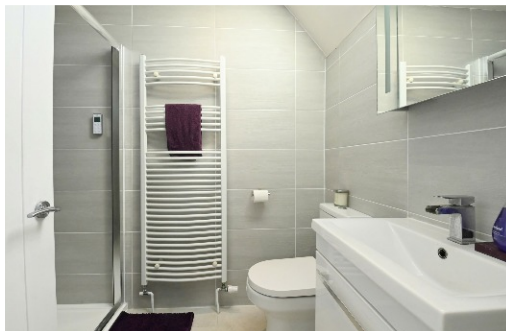
Bedroom Two 4.3 x 3.1m (approx. 14'3 x 10'0)
Another double room having a window to the rear and private use of:

En Suite 2.15 x 1.72m (approx. 7'0 x 5'8)
Comprising wash basin and WC fitted to a range of vanity units, corner shower cubicle, tiled splash backs and an obscured window to the side

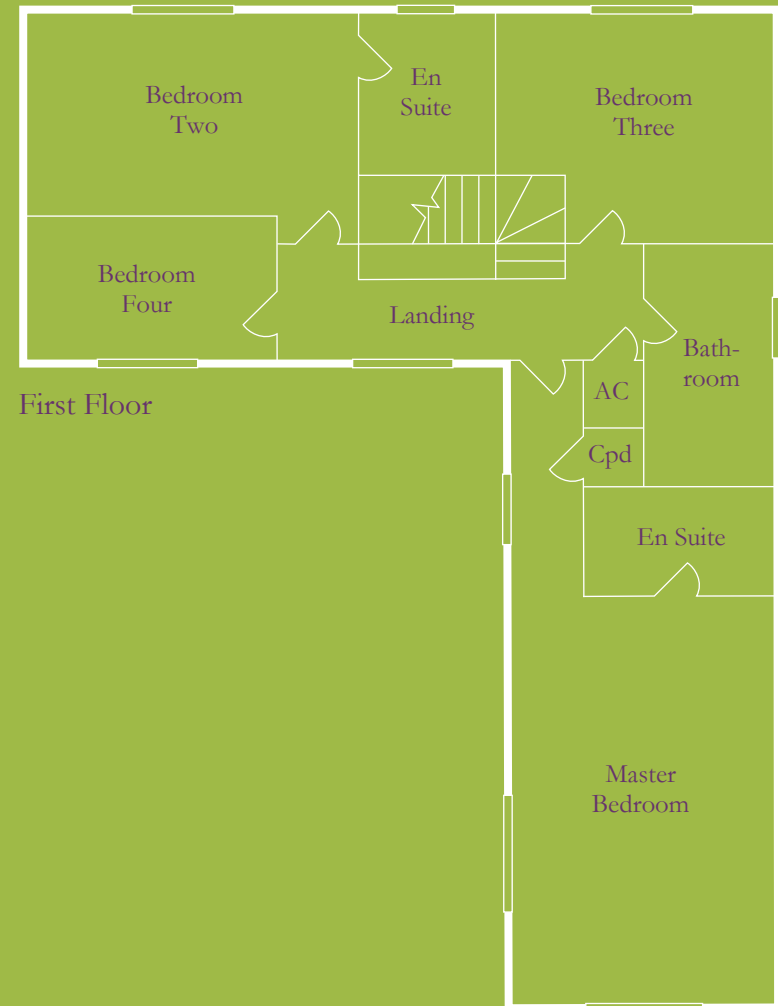
Bedroom Three 3.1 x 3.0m (approx. 10'0 x 9'11)
A third double room, having a window to the rear

Bedroom Four 3.5 x 1.9m (approx. 11'5 x 6'2)
With a window to the front enjoying a pleasant open outlook

Family Bathroom 3.25 x 1.66m (approx. 10'8 x 5'5)
Comprising a modern suite having wash basin set to vanity unit, WC and P shaped bathtub with handheld and rainfall showerheads over, with tiled splash backs, a heated towel rail and an obscured window to the side









Outside

The property resides towards the end of this peaceful cul de sac enjoying an open outlook to the front towards mature trees and countryside beyond. There is parking to a private tarmac driveway as well as access via manual doors into the garage, neatly tended lawned gardens extend to both sides and there is gated access opening into the rear garden

Double Garage 5.33 x 5.11m (approx. 17'6 x 16'9)

With power, lighting and a pedestrian door into the garage

South Facing Garden

Extending to a generous size and enjoying a good degree of privacy, the rear garden is laid to lawns, a paved terrace and mature trees, all benefitting from a sunny south facing aspect. There is exterior lighting, water and power, and there is a useful storage area to one side



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	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 individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

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.