

## £385,000

4 Bedroom End of Terrace House for sale 5 WARD CLOSE, FRADLEY, LICHFIELD





### Overview

ENQUIRE VIA OUR EWEMOVE WEBSITE to view this generously proportioned four-bedroom family home, nestled in the sought-after Ward Close, Fradley. This superb property boasts elegant interiors, two inviting reception rooms, a spacious kitchen/diner, and a surprisingly large garage-a rare find!



# **Key Features**

- 4 Bed Family Home
- Tandem Garage
- New Boiler 2023
- Low Maintenance Rear Garden
- Spacious Master Bedroom With Ensuite
- Living Room & Dining Rooms
- Popular Location Range of Amenities
- Close To Lichfield Excellent Schools
- Good Commuter Links





















A Spacious and Stylish Family Home in the Heart of Fradley

A generously proportioned four-bedroom family home, nestled in the soughtafter Ward Close, Fradley. This superb property boasts elegant interiors, two inviting reception rooms, a spacious kitchen/diner, and a surprisingly large garage-a rare find!

This home effortlessly caters to the needs of a growing family. The large welcoming entrance hall leads to two stylish reception rooms, seamlessly connected by elegant double doors, offering both open-plan flexibility and intimate spaces. The impressive kitchen/diner is fitted with a range of stylise units with integrated appliances, including a dishwasher, tall refrigerator/freezer and a double oven/grill with four ring gas hob and extractor hood above, whilst there is also space for a washing machine as well as ample space for a dining table. A guest WC completes the ground floor layout.

Upstairs there are four generously sized bedrooms, with the master boasting a private ensuite. A well-equipped family bathroom serves the additional bedrooms, ensuring comfort and convenience for all.

Step outside to discover a garden that is both private and surprisingly spacious. It features a stylish flagstone patio, a well-maintained lawn, and mature shrubbery. Whether enjoying summer barbecues or peaceful morning coffees, this outdoor space is the perfect spot.

The property benefits from a private driveway and an outstanding tandem garage-an impressive 36'9" in length-offering ample storage, workspace, or potential for further development.

Fradley is a thriving and ever-popular village that continues to grow in appeal. With a host of local amenities-including gyms, eateries, scenic Canalside walks, and excellent road connections via the A38-this location offers both convenience and a wonderful community feel. The historic city of Lichfield is



just a short drive away, providing a wealth of shopping, dining, and cultural experiences.

This property is a true gem, blending generous living spaces with immaculate presentation and an enviable location. To truly appreciate all it has to offer, book your viewing today.

#### Floorplans



15T FLOOR 622 sq.fl. (57.8 sq.m.) opprox.

BEDROOM 10'3" x 10'0" 3 12m x 3,04m

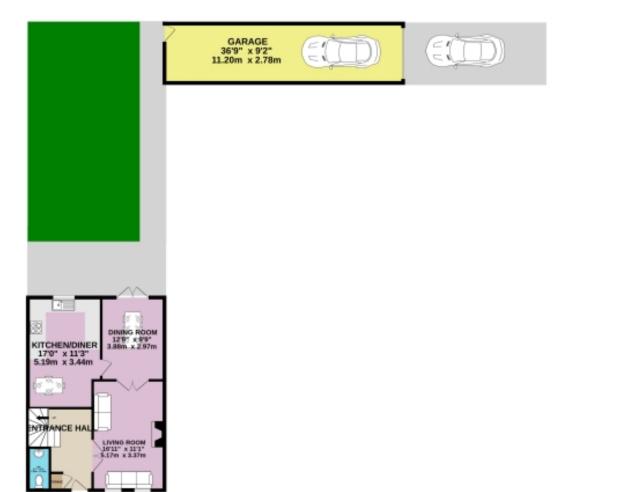
ANDING

10'0" x 67" 3.04m x 2.00m

BEDROOM 11'1" × 10'3" 3.37m × 3.12m

BEDROOM 14'2" x 11'1" 4.32m x 3.37m

TORAC



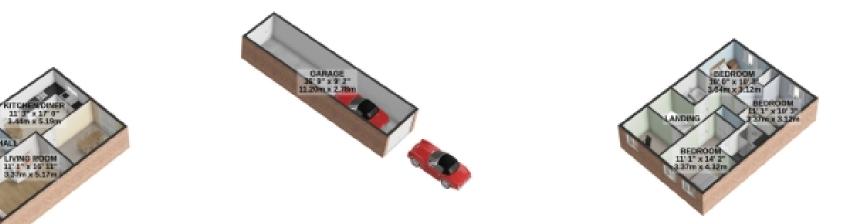
TOTAL FLOOR AREA : 1576 sq.ft. (146.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footplan, purposed terms and the measurements of doars, windows, nooms and any other larms are approximate and no responsibility is taken for any error, omission or mis-statements. This plan is hor illustrative purposes only and inheald be used as such by any prospective purchases. The services, systems and appliances shown have not been tested and no guarantee as to their opposability or this/corp. Call the opposability or this/corp. And with Metooox G2025

#### Floorplans

ENTRANCE HALL

GROUND FLOOR 954 sq.ft. (88.6 sq.m.) approx. 1ST FLOOR 622 sq.ft. (57.8 sq.m.) approx.



#### TOTAL FLOOR AREA: 1576 sq.ft. (146.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2025

# **Energy Efficiency Rating**

		Current	Potential
Very energy efficient - lower running costs			
92-100 A			
81-91 <b>B</b>	6		87
69-80 C		<b>7</b> 9	
55-68			
39-54			
21-38			
1-20	3		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



## Marketed by EweMove Barton-under-Needwood

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