



5 Bridgwood Road, Fradley
Lichfield WS13 8UE

Downes & Daughters
ESTATE AGENCY

5 Bridgwood Road, Fradley Lichfield WS13 8UE £295,000

A stylishly presented and naturally bright three bedroom semi-detached home, occupying an easily accessible position within this highly sought after development. Renowned for its mix of attractive dwellings, on the rural fringe of this popular Staffordshire village. With a range of amenities and shops and canal walks to Fradley Junction on your doorstep, this stylish home blends striking modern design with some more traditional twists. An entrance hallway with guest cloakroom gives access to the charming living room and a stunning kitchen diner with access to the landscaped rear garden. The first floor is equally impressive with a landing, principal bedroom with built in wardrobes and an en suite shower room and the two further bedrooms served by a modern bathroom. All presented in a flawless contemporary style. The outside of the property has also been improved to now offer a landscaped rear garden with patio and gravel seating areas, shaped lawn and hidden BBQ area behind the garage. There is also private driveway parking for two cars, side gated access and a detached single garage with power and lighting.

Viewing is essential to appreciate the charm and modern presentation of this delightful home.

GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Living Room • Kitchen Diner With Access To Rear Garden

FIRST FLOOR

Landing • Principal Bedroom With Built In Wardrobes • Bedroom Two • Bedroom Three • Bathroom

OUTSIDE

Attractive Front Garden With Neat Boundary Hedge • Private Tarmac Driveway Adjacent To The Property • Side Gated Access To Rear Garden • Landscaped Rear Garden • Shaped Lawn With Patio & Gravel Seating Areas • Hidden BBQ Area Behind Garage

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band C • Energy Rating B • Upvc Double Glazing • Gas Central Heating • All Mains Services







Approximate total area⁽¹⁾

941 ft²
87.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
www.downesanddaughters.co.uk



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