

FOR SALE:

Fully adapted 3 bedroom home in Fradley, Lichfield (OIEO £450,000)

Overview

Abode Impact are delighted to present this extensively improved 3 bedroom property in Fradley, just outside Lichfield. Situated on a corner plot, it has been significantly extended and improved specifically with a wheelchair user in mind. As well as the three bedroom bungalow itself, a garden room with 15m² of insulated space is available to enjoy in the summer months.

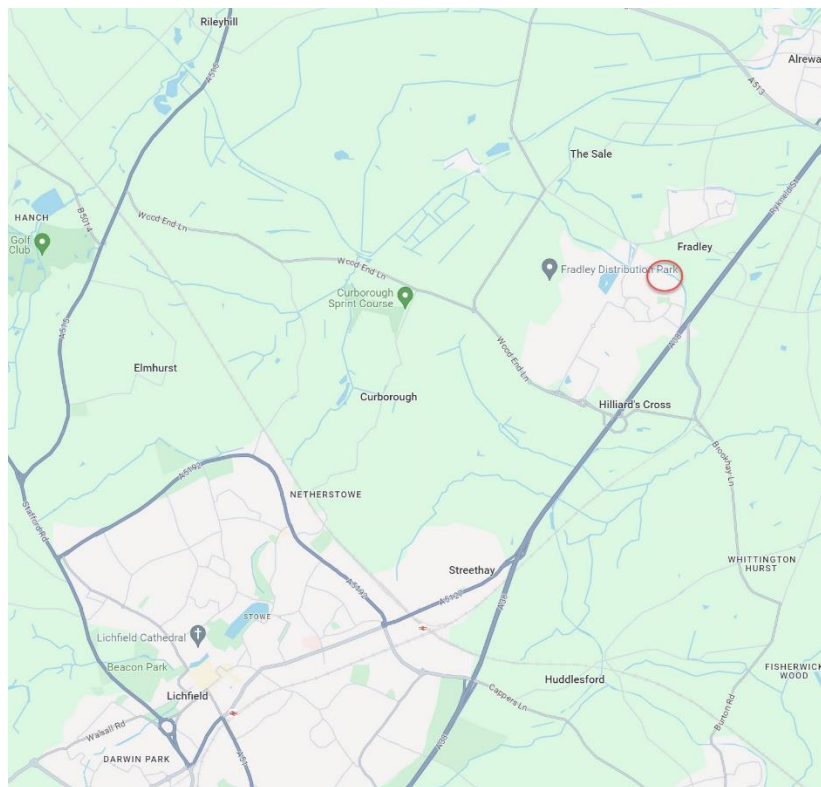
The property is accessible to wheelchair users throughout and further information on specific features is in the rooms outline below.

Local situation and transport

Fradley is a small village with a mixture of modern and historic housing, some local shops, and a village hall as well as a Victorian church. Bus services run to nearby Lichfield and Burton upon Trent via the A38. Connections to London are available via the West Coast Mainline at Stafford or Birmingham. Road connections are good with the M6 toll only a short distance away.

Nearby attractions include the National Memorial Arboretum, the Cannock Chase National Landscape and the facilities within the Birmingham city area.

The property itself is situated on a peaceful and quiet small residential close, in close proximity to the Coventry canal.



About the property



Driveway / Front garden / Front aspect

The property is situated on a corner plot with access off a quiet residential close. The front garden is laid to lawn with two small trees/shrubs. There is a spacious two car driveway which would provide ample room for wheelchair access to vehicles as well as utility space.



Entrance Hallway and Porch (approx. 2m x 5m)

The property is accessed via the porch directly from the driveway. The entrance hallway which is a spacious area and like the rest of the home has wood flooring and level access to each room.

Open plan living room and kitchen (approx. 7m x 3m)



This runs the length of the property and comprises a living area with space for a sofa and television area next to a brick fireplace. The kitchen has extensive worktop space including a significant section with under worktop clearance suitable for wheelchair use (including the sink unit and a lowered area for chopping and meal preparation. Oven, fridge and other key appliances are all fully accessible, but the design is holistic and includes higher level storage units for those family members who wish to use them.

Dining Room/Sunroom (approx. 3.5m x 3.5m)



This sunny room is accessed from the kitchen and includes full height bifold style glazed doors which open onto the outside decking. The transition from the sunroom to the decking is level, and the deck also connects to bedroom 1, creating an easy and pleasant route from bedroom to living areas in the warmer months.

Bedroom 1 (approx. 3m x 6m including dressing area)



A delightful bedroom space with large window and a separate dressing area. A track for a hoist has been fitted to cover both the bed and bathroom area.

The en-suite bathroom is particularly spacious and includes a bath with track for a hoist, low level basin and WC, large rainfall style shower and integrated towel rail. The room is designed in a full wet-room style and has overhead downlights as well as openable privacy glazed windows for additional light.

Bedroom 2 (approx. 2.8m x 3m excluding entrance area)

The family or spare bedroom also opens onto the rear decking and contains integrated wardrobes as well as space for a bunk bed for families with smaller children or would also accept a double bed for guests.



Office / Bedroom 3 (approx. 3.4m x 2.7m)

A light and pleasant study accessed via the main hallway with natural light from two aspects. Wood flooring, as with the rest of the property, with sufficient room for two desks and filing cabinets, printer, etc.

Utility Room (approx. 2m x 2m)

A practical space with room for washer and dryer machines as well as a secondary sink unit and access to the loft space.



Family Bathroom (approx. 2.4m x 1.5m)

Wet room style bathroom with shower unit, brightly decorated wall tiling and low level WC and basin. External window and towel rail.

Garden (rear)



The rear garden is predominantly laid to lawn with small shrubs along the fence lines and a pleasant raised decking area for outside dining, sufficient for both table and chairs and small loungers. Trees on nearby properties provide some areas of shade and screening.

Outdoor building (approx. 15 sqm)



This log cabin structure, separate to the house, has an electricity supply and double glazing together with an EPDM style rubberised roof which requires minimal maintenance. It can be used as storage or with some additional insulation as a year-round office, workshop, games or exercise room.

Sale specifics

The owners invite offers in excess of £450,000 and are happy to arrange viewings of their home by appointment so that it can be fully appreciated. As the home is occupied by a wheelchair user at present there is the opportunity to fully discuss amending the existing adaptations to suit the needs of the incoming owner.

Removal of some of the adaptations prior to sale is also achievable if desired.

Viewings

Please contact Abode Impact to arrange a viewing:

team@abodeimpact.co.uk