



## 34 Turnbull Road, Fradley, Lichfield, WS13 8TB

Offers in the region of £495,000

- **\*\*Fradley\*\***
- Fitted Kitchen
- Double Garage
- Detached Residence
- Five Double Bedrooms
- Two Reception Rooms
- Two En Suites

# 34 Turnbull Road, Lichfield WS13 8TB

Nestled in the charming village of Fradley, Lichfield, this impressive detached house on Turnbull Road offers a perfect blend of space and comfort. Built in 1999, the property boasts a generous 1,841 square feet of living space, making it an ideal family home.

Upon entering, you are greeted by two well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The layout is thoughtfully designed to cater to modern living, ensuring that every corner of the home is both functional and inviting.

The property features five spacious bedrooms, allowing for flexibility in use, whether it be for a growing family, guests, or even a home office. The two bathrooms are well-appointed, providing convenience for busy mornings and ensuring that everyone has their own space.

Outside, the property offers parking for two vehicles, a valuable asset in today's busy world. The surrounding area is peaceful and family-friendly, with local amenities and green spaces nearby, making it a delightful place to call home.

This residence is not just a house; it is a sanctuary where memories can be made. With its ample space, modern conveniences, and prime location, this property is a rare find in the heart of Fradley. Do not miss the opportunity to make this wonderful house your new home.



Council Tax Band: F



Entrance Hall

Lounge

19'8" x 11'5"

Dining Room

10'9" x 9'10"

Kitchen

13'6" x 12'9"

WC

Stairs To First Floor

Bedroom 1

12'0" x 11'5"

En Suite

6'9" x 5'7"

Bathroom

7'10" x 6'6" (max)

Bedroom 2

9'10" x 9'6"

Bedroom 3

12'9" (max) x 13'5" (max)

Stairs To Second Floor

Bedroom 4

15'8" x 9'10"

Bedroom 5

15'8" (max) x 11'1" (max)

En Suite

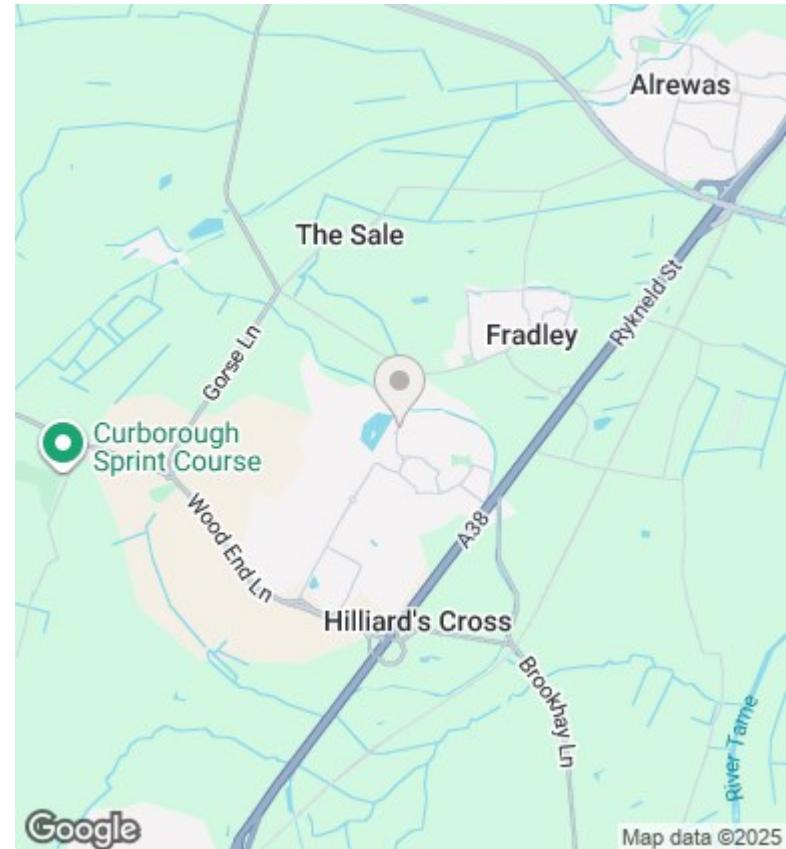
5'10" x 5'2"







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are not guaranteed. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

Viewings by arrangement only. Call 01543 222 700 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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