



25 Wyndham Wood Close, Fradley, Lichfield,
Staffordshire, WS13 8UZ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

25 Wyndham Wood Close, Fradley, Lichfield, Staffordshire, WS13 8UZ

£450,000

The ever-expanding village of Fradley is proving a very popular residential area close to Lichfield and with great transport links. This impressive five bedroom detached family home enjoys a peaceful cul de sac setting within one of the more established locations within the village. Built some 20 years ago, the property has a superb family layout with five bedrooms on the first floor, together with an en suite and family bathroom. With good local facilities within the village which are continuing to grow and improve, the location is perfect for commuters and family buyers alike. Wyndham Wood Close is a delightful cul de sac of similar high quality family homes, and an early viewing would be strongly recommended.



PORCHED ENTRANCE

having glazed entrance door opening to:

RECEPTION HALL

having stairs leading off with useful under stairs storage cupboard, laminate flooring and door to:

FITTED GUESTS CLOAKROOM

having close coupled W.C., pedestal wash hand basin with tiled splashback, radiator, obscure UPVC double glazed window and laminate flooring.

LOUNGE

5.11m max into bay x 3.36m (16' 9" max into bay x 11' 0") having central feature stone fireplace with inset living flame coal effect gas fire, UPVC double glazed walk-in bay window to front, coving, double and single radiators and glazed double doors opening to:

DINING ROOM

3.26m x 2.88m (10' 8" x 9' 5") having UPVC double glazed double French doors opening out to the rear garden, double radiator, coving, two wall light points and door to:

FAMILY BREAKFAST KITCHEN

5.40m x 4.00m max (3.25m min) (17' 9" x 13' 1" max 10'8" min) a delightful breakfast kitchen having ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in electric double oven and grill with four ring gas hob and extractor hood, integrated dishwasher, fridge and freezer with matching fascias, space and plumbing for washing machine, one and a half bowl sink unit with mixer tap, tiled flooring and tiled splashbacks. The breakfast area has double glazed double French doors out to the rear garden set into an attractive bay with radiator, coving, door to garage and timer for central heating.



FIRST FLOOR GALLERIED LANDING

having coving, loft access hatch and built-in airing cupboard with linen shelving.

MASTER BEDROOM

3.45m x 3.44m (11' 4" x 11' 3") well fitted with built-in furniture providing excellent storage and hanging space, double glazed window to front, radiator, coving and two wall light points.

EN SUITE SHOWER ROOM

having a tiled shower cubicle with thermostatic shower fitment and bi-fold screen, pedestal wash hand basin, close coupled W.C., electric shaver point, obscure UPVC double glazed window, radiator and extractor fan.

BEDROOM TWO

4.28m max x 2.65m (14' 1" max x 8' 8") having UPVC double glazed window to front, coving and radiator.

BEDROOM THREE

3.45m x 2.78m (11' 4" x 9' 1") having UPVC double glazed window to rear, radiator and coving.



BEDROOM FOUR

3.51m max x 2.70m max (1.52m min x 1.71m min) (11' 6" x 8' 10") (5'0" min x 5.7" min) having UPVC double glazed window to rear, radiator and coving.

BEDROOM FIVE

2.99m x 2.16m (9' 10" x 7' 1") having UPVC double glazed window to front, radiator and coving.

FAMILY BATHROOM

having suite comprising panelled bath with thermostatic shower fitment fitted over, pedestal wash hand basin and close coupled W.C., co-ordinated ceramic wall tiling, electric shaver point, extractor fan, radiator and obscure UPVC double glazed window to rear.

GARAGE

5.00m x 2.68m (16' 5" x 8' 10") having up and over entrance door, connecting door through to kitchen, gas central heating boiler and light and power.

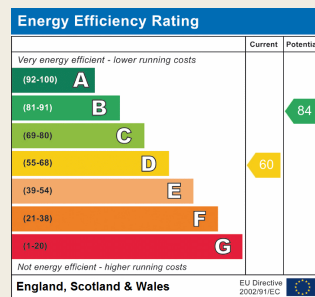


OUTSIDE

To the front of the property is a private driveway with parking for several cars and side gated access leading round to the rear garden. To the rear of the property is an attractive landscaped garden with generous patio seating area and mature flower, herbaceous and shrubbery borders, fenced perimeters, useful external cold water tap and garden shed.

COUNCIL TAX

Band E.



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

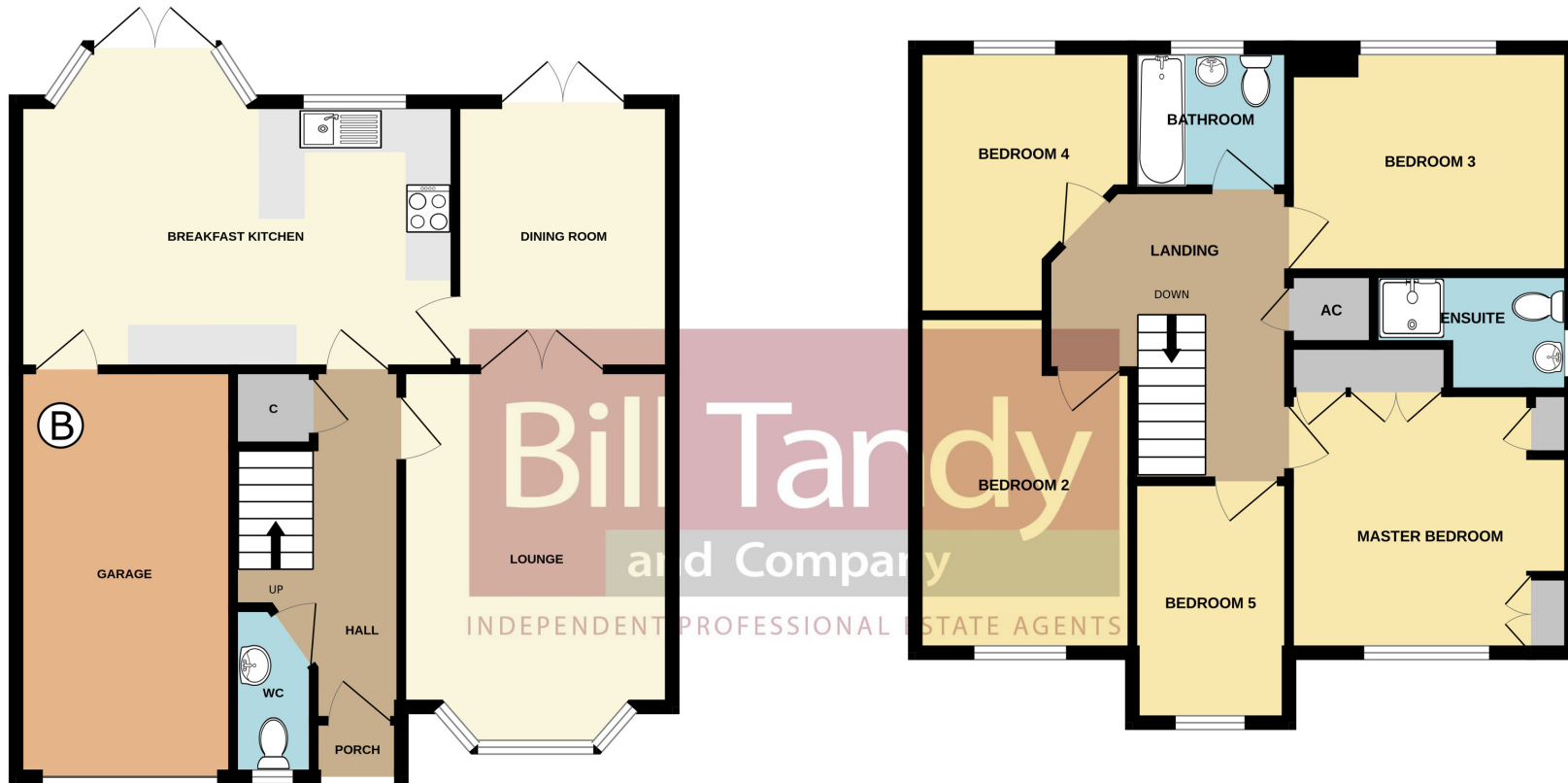
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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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