



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

Bill Tandy

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**24 Wyndham Wood Close, Fradley,
Lichfield, Staffordshire, WS13 8UZ**

£500,000 Offers Over

Bill Tandy and Company are delighted in offering for sale this superbly updated and contemporary detached family home located on the highly sought after development of Wyndham Wood Close. There are nearby lovely canal walks to Fradley Junction, and facilities within walking distance include the village hall, church and St Stephen's primary school, and also the Stirling Centre which includes take-aways, Co-op convenience store, pharmacy, hairdressers and gym. Further comprehensive facilities are available at the nearby cathedral city of Lichfield and Burton upon Trent. The village is also ideal for commuting with nearby access to the A38, A5 and M6 toll road. This impressive detached family home has been superbly extended to the rear and provides a contemporary feel throughout, and for this reason we strongly recommend internal viewings for it to be fully appreciated. The accommodation comprises hall, guests cloakroom, lounge, updated kitchen, utility, extended dining family room, study/ground floor bedroom five, four first floor bedrooms, one with en suite shower room, and family bathroom. There is parking to the front with bollards and EV charger and side gate leading to the rear.



CANOPY PORCH

having a contemporary composite front entrance door opening to:

RECEPTION HALL

having an upright designer radiator, tiled floor, stairs to first floor with under stairs storage cupboard, spotlighting and doors opening to further accommodation.

GUESTS CLOAKROOM

having an obscure double glazed window to front, designer radiator, contemporary suite comprising vanity unit with inset wash hand basin and low flush W.C., tiled splashback surround and LVT floor.

LOUNGE

5.58m max into bay x 4.20m (18' 4" max into bay x 13' 9") having walk-in double glazed bay window to front, double glazed window to side, two column radiators and a feature and focal point fireplace having a hearth, matching inset and surround with mantel above and housing an inset gas fire.

UPGRADED KITCHEN

6.92m x 2.83m (22' 8" x 9' 3") having tiled floor, ceiling spotlighting, additional mood lighting above the kitchen units, under-counter lighting, designer upright radiator, two-tone base cupboards and drawers with granite preparation work tops above, wall mounted cupboards, inset one and a half bowl stainless steel sink with swan neck mixer tap, integrated dishwasher and Neff microwave, space for range cooker, space for American style fridge/freezer, access to utility room and further access to:

'L' SHAPED DINING FAMILY ROOM

6.45m x 4.11m max (2.79m min) (21' 2" x 13' 6" max) this extended room provides a stunning open plan family living space positioned off the kitchen and has two generously sized light lanterns, ceiling spotlights, two designer radiators, tiled floor flowing through from the kitchen, aluminium framed windows overlooking the garden and three panel bi-fold door opening to the garden.

STUDY/BEDROOM FIVE

3.31m x 2.35m (10' 10" x 7' 9") having double glazed window to rear.

UTILITY ROOM

2.10m x 1.55m (6' 11" x 5' 1") having double glazed door to side with inset privacy blind, base and wall mounted storage cupboards, round edge work top, tiled splashback surround, spaces ideal for washing machine and tumble dryer, tiled floor, radiator and Baxi boiler.



FIRST FLOOR LANDING

having airing cupboard housing the pressurised hot water cylinder. Doors lead off to further accommodation.

BEDROOM ONE

5.65m max into bay x 4.22m (18' 6" max into bay x 13' 10") being dual aspect having a walk-in double glazed bay window to front and two additional windows to side, upgraded column radiator, LVT floor, three sets of double wardrobes providing superb storage, spotlighting and door to:

RE-FITTED EN SUITE SHOWER ROOM

2.87m x 1.63m (9' 5" x 5' 4") having tiled floor with underfloor heating, illuminated mirror, double glazed window to side, upright towel rail, updated suite comprising wooden vanity unit with inset marble wash hand basin with mixer tap and tiled surround, low flush W.C. and shower cubicle with twin headed shower appliance over, contrasting tiled wall and ceiling spotlighting.

BEDROOM TWO

3.20m x 2.90m (10' 6" x 9' 6") having fitted wardrobe, double glazed window to rear, column radiator, ceiling spotlighting, LVT floor and loft access hatch with pull-down ladder.

BEDROOM THREE

3.72m max x 2.88m (12' 2" max x 9' 5") having double glazed window to rear, column radiator, ceiling spotlighting and access to useful eaves storage.

BEDROOM FOUR

3.71m max x 1.95m (12' 2" max x 6' 5") having double glazed window to front, radiator and access to useful eaves storage.



FAMILY BATHROOM

2.08m x 1.84m (6' 10" x 6' 0") having obscure double glazed window to rear, chrome heated towel rail, contemporary suite comprising wall mounted vanity unit with inset wash hand basin, low flush W.C. and bath with bi-fold shower screen and shower appliance over, spotlighting, LVT floor and tiled splashback surround.

OUTSIDE

To the front is an initial shared approach leading to a private tarmac driveway with bollards providing parking, and there is an EV charger. To the rear of the property is a superbly landscaped garden having decked area, porcelain tiled patio providing a superb entertaining space, artificial lawn, raised sleeper flower beds and storage area with paved surround and side wall perimeter.

STORE

formed from part of the original garage having an electrically operated roller shutter entrance door, and providing useful storage.

COUNCIL TAX

Band F.

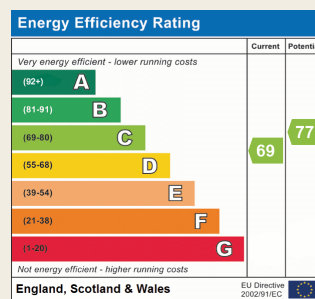
FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



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.



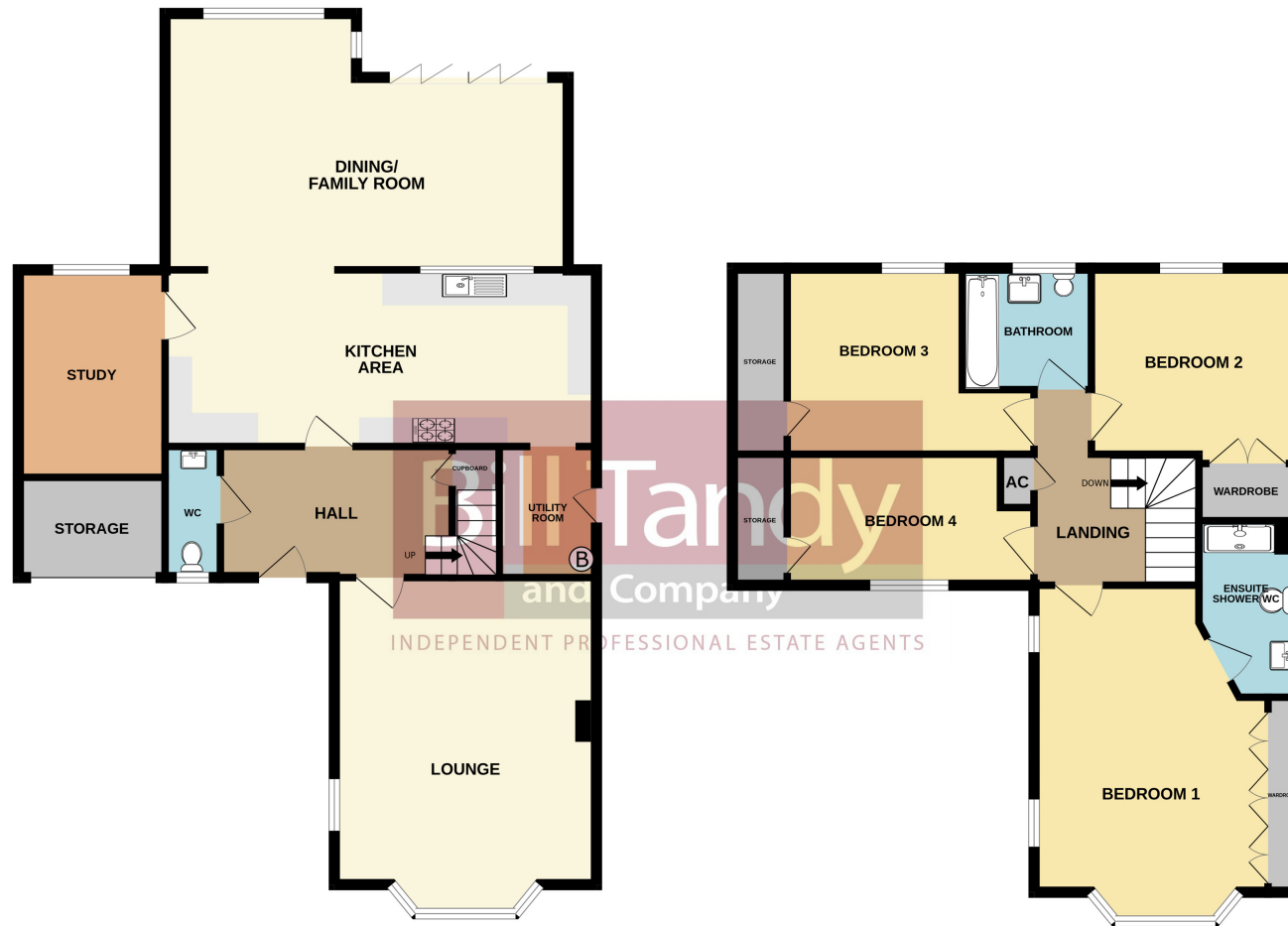
VIEWING

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



24, WYNDHAM WOOD CLOSE FRADLEY, LICHFIELD WS13 8UZ

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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