



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

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 15 Wyndham Wood Close, Fradley, Lichfield, Staffordshire, WS13 8UZ

# £475,000

Situated in a private cul de sac setting off Wyndham Wood Close this delightfully located family home has been substantially improved and extended by the present owners. The attic space was converted to create two additional bedrooms with a recently re-fitted luxury en suite shower room, whilst on the first floor are three bedrooms, one being en suite, a family bathroom and sixth bedroom/study. The ground floor has a fabulous 'L' shaped family dining kitchen which provides the real centrepiece of the house with its triple bi-fold doors onto the garden. The peaceful location is perfect for accessing local facilities and ideal for jumping on the A38 to commute to Lichfield and other commercial centres. To fully appreciate the quality of the accommodation on offer, and the extent and versatility of the accommodation, an early viewing would be strongly recommended.



### COVERED PORCH

with PVC composite double glazed entrance door opening to:

### RECEPTION HALL

having Karndean flooring, radiator with ornamental screen, stairs leading off with useful cupboard space beneath, coving and door to:

### FITTED GUESTS CLOAKROOM

having close coupled W.C., pedestal wash hand basin with tiled splashback, obscure UPVC double glazed window to front and chrome heated towel rail/radiator.

### LIVING ROOM

4.95m max into bay x 3.34m (16' 3" max into bay x 10' 11") having UPVC double glazed walk-in bay window to front, double radiator, further double radiator, coving and central feature stone fireplace with inset living flame coal effect gas fire.

### FABULOUS EXTENDED FAMILY DINING KITCHEN

8.35m max (3.33m min) x 6.82m max (2.92m min) (27' 5" max x 22' 5" max) superbly extended with the Kitchen Area having extensive granite work tops with cream high gloss doored base storage cupboards and drawers, one and a half bowl stainless steel sink unit with swan neck mixer tap with built-in filter tap, integrated tall larder fridge, additional freezer and dishwasher, twin Siemens combination ovens with microwave feature and steamer to one of the ovens, five ring induction hob with extractor canopy, pull-out bin drawers, central feature island unit with breakfast bar overhang, built-in drinks fridge and additional cupboard and drawer space, Karndean flooring, low energy downlighters and contemporary radiator. The Dining Area has a continuation of the Karndean flooring, radiator and leads through to a delightful Family Sitting Area with triple bi-fold doors opening out to the rear garden, double glazed window to same, radiator and twin Velux skylights with remote operated sun blinds.

### LAUNDRY

having space and plumbing for washing machine, space for condenser tumble dryer, wall mounted Baxi gas central heating boiler and door to garage store.

### FIRST FLOOR GALLERIED LANDING

having spindle balustrade, coving, automatic lighting and built-in cupboard housing the Megaflor hot water cylinder.

### BEDROOM TWO

3.49m x 3.41m (11' 5" x 11' 2") having UPVC double glazed window to front, radiator, coving, built-in triple doored wardrobe and door to:



### EN SUITE SHOWER ROOM

re-fitted and fully tiled having a shower cubicle with thermostatic shower fitment with shower hose and drencher, vanity unit with inset wash hand basin with waterfall mixer tap, cupboard space below and W.C., obscure UPVC double glazed window, low energy downlighters, electric shaver point, heated towel rail/radiator and extractor fan.

### BEDROOM THREE

3.79m x 2.68m (12' 5" x 8' 10") having UPVC double glazed window to front, radiator, coving and triple doored built-in wardrobe.

### BEDROOM FOUR

3.41m x 2.78m (11' 2" x 9' 1") having UPVC double glazed window to rear, radiator and coving.

### BEDROOM SIX/STUDY

2.53m x 2.11m (8' 4" x 6' 11") a versatile room having UPVC double glazed window to front, radiator, laminate flooring and coving.

### RE-FITTED LUXURY FAMILY BATHROOM

4.90m max x 3.13m (16' 1" max x 10' 3") a superb sized 'L' shaped bathroom having large bath with waterfall mixer tap and shower attachment, walk-in double shower cubicle with thermostatic shower fitment with hose and drencher shower, vanity unit with wash hand basin with waterfall mixer tap and drawer space beneath, close coupled W.C. with concealed cistern, storage cupboard with sliding door, two chrome heated towel rails/radiators, low energy downlighters, extractor fan and electric shaver point.

### SECOND FLOOR LANDING

an easy tread staircase with spindle balustrade leads to the converted attic space with doors to:



### ATTIC BEDROOM ONE

4.82m max x 4.32m (15' 10" max x 14' 2") having Velux skylights to front and rear, access to eaves storage, radiator, low energy downlighters and door to:

### RE-FITTED SHOWER ROOM

having double width shower cubicle with thermostatic shower fitment with hose and drencher shower, vanity unit with wash hand basin with mixer tap and drawer space beneath, close coupled W.C., comprehensive ceramic wall tiling, obscure UPVC double glazed window to rear, heated towel rail/radiator, low energy downlighters, extractor fan and LED vanity mirror with integral shaver point.

### ATTIC BEDROOM FIVE

4.82m max x 2.69m (15' 10" max x 8' 10") having Velux skylights to front and rear with integral blinds, laminate flooring, access to eaves storage and radiator.

### OUTSIDE

The property is set within a private drive cul de sac, tucked away off Wyndham Wood Close, with parking for several cars and herbaceous front border and side gated access leading to the rear. To the rear of the property is an attractive landscaped garden with flagstone patio seating area and shaped lawn with contemporary sleepers creating raised borders, a further raised patio seating area ideal for catching afternoon and evening sun with pergola, fenced perimeters, external lighting and cold water tap.



### GARAGE STORE

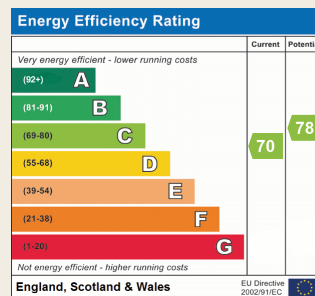
3.13m x 2.67m (10' 3" x 8' 9") this garage was partly converted to create the utility room leaving the remaining storage area with insulated double divisional entrance doors, light and power.

### COUNCIL TAX

Band E.

### FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - oVO Energy. Telephone and Broadband – Plusnet. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



### 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.

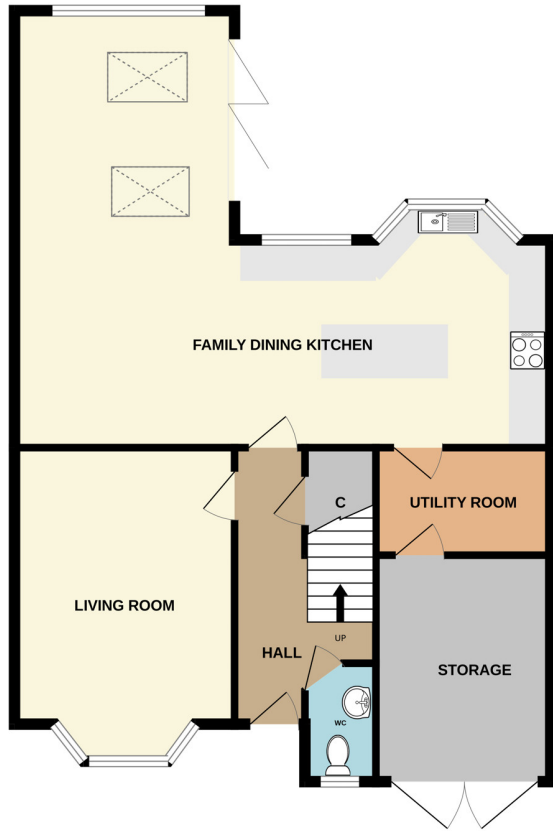


### VIEWING

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](mailto: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.

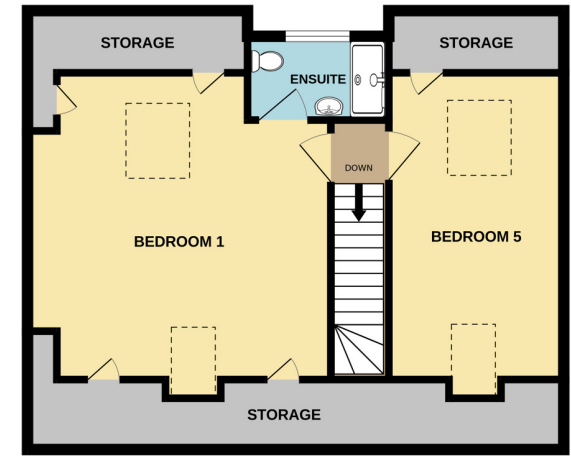
GROUND FLOOR



1ST FLOOR



2ND 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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3 Bore Street, WS13 6LJ  
lichfield@billtandy.co.uk  
Tel: 01543 419400

[www.billtandy.co.uk](http://www.billtandy.co.uk)



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