

# Bill Tandy

and Company

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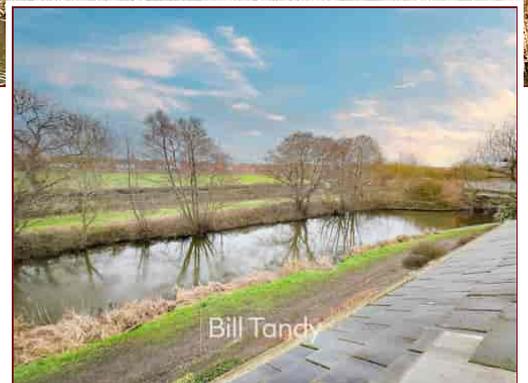


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**14 Wyndham Wood Close, Fradley,  
Lichfield, Staffordshire, WS13 8UZ**

**£575,000 Freehold**

- STUNNING CANAL SIDE SETTING
- HIGHLY SOUGHT AFTER VILLAGE AND CORNER POSITION
- THREE STOREY DETACHED FAMILY HOME
- HALL, GUEST CLOAKROOM, THREE RECEPTION ROOMS
- BREAKFAST KITCHEN, UTILITY AND CONSERVATORY
- FIVE BEDROOMS - 2 EN-SUITES AND SHOWER ROOM
- PARKING, GARAGE, GYM & GARDENS
- EPC Rating



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Bill Tandy are thrilled to offer this outstanding three-storey detached family home, perfectly placed to enjoy peaceful canal-side living with far-reaching countryside views. Tucked away in a desirable cul-de-sac on Wyndham Wood Close, the property has been thoughtfully upgraded to create a stylish, modern and highly versatile home. The ground floor offers a welcoming reception hall, guests' cloakroom, elegant lounge with feature media wall, formal dining room and a beautifully refitted breakfast kitchen with utility. A dedicated study leads into the generous conservatory, complete with a second media wall, providing an ideal space for relaxing or entertaining. Five bedrooms are arranged across the upper floors, including two with en-suite facilities, complemented by a contemporary family shower room. Outside, the property enjoys attractive gardens to both front and rear, tranquil canal views, and a double garage—partially converted to offer a gym while retaining a single garage—together with double-width driveway parking. This is a rare opportunity to secure a superb family home in a sought-after setting, and early viewing is highly advised.

## LOCATION

Nearby 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.

## RECEPTION HALL

Contemporary composite front entrance door, stairs to first floor with superbly upgraded glass and oak staircase, radiator, store cupboard, and doors open to:

## FITTED GUESTS CLOAKROOM

Modern guest cloakroom with a W.C., wash hand basin, ceramic tiled flooring, obscure, radiator.

## FAMILY LOUNGE

18' 5" max x 14' 2" (5.61m max x 4.32m) feature UPVC double glazed half bay window to rear with double French doors out to the rear garden, two double radiator, feature media wall with contemporary electric flame effect fire, shelving and space above for a wall mounted T.V.

## DINING ROOM

10' 1" x 10' 1" (3.07m x 3.07m) with UPVC double glazed window to front, radiator.

## STUDY

8' 2" x 7' 3" (2.49m x 2.21m) with ceramic floor tiling, radiator, window to front and double doors open to:

## CONSERVATORY

14' 6" x 14' 1" (4.42m x 4.29m) a superb sized conservatory with recently added insulated all year round roof with skylights, recently added media wall with contemporary electric flame effect fireplace with space above for a wall mounted T.V a range of double glazed windows provide views of the front garden, double doors to garden, feature ceramic floor tiling with electric underfloor heating.

## UPDATED BREAKFAST KITCHEN

12' 8" x 10' 1" (3.86m x 3.07m) superbly improved with extensive base storage cupboards and drawers with integrated fridge, freezer and dishwasher with matching fascias, wall mounted storage cupboards with under cupboard lighting fitted with granite work surfaces, space for a range type cooker with extractor canopy fitted over, inset one and a half bowl stainless steel sink with swan neck mixer tap, , coving to ceiling, recessed halogen spotlighting, feature ceramic floor tiling, radiator. Door opens to

## UTILITY ROOM

similarly fitted to the kitchen with further granite work top with inset stainless steel sink with swan neck mixer tap, base storage cupboards, space and plumbing for washing machine, wall mounted gas central heating boiler, wall mounted storage cupboard, obscure double glazed door to outside, radiator, continuation of the tiled flooring.

## FIRST FLOOR LANDING

Stunning -glass and oak staircase from the ground floor with returning stairs to second floor accommodation, double glazed window to front, radiator.

## MASTER BEDROOM 1

14' 2" x 11' 9" max (10'9" min) (4.32m x 3.58m max 3.28m min) with UPVC double glazed window to rear, radiator, coving to ceiling and archway to a DRESSING ROOM with three double doored wardrobes, UPVC double glazed window to side, coving to ceiling and door to:

## EN SUITE BATHROOM

10' x 5' 6" (3.05m x 1.68m) superbly improved with a white suite comprising panelled bath with mixer tap, large shower cubicle with shower fitment, vanity unit with wash hand basin, close coupled W.C. comprehensive ceramic wall tiling, ceramic floor tiling, electric shaver point, obscure UPVC double glazed window to rear, spotlighting.

## BEDROOM TWO

14' 7" x 10' 2" (4.45m x 3.10m) with UPVC double glazed window to front with lovely aspect across the neighbouring canal, radiator, generous size and range of fitted wardrobes.

## BEDROOM THREE

10' 3" x 7' 6" (3.12m x 2.29m) with UPVC double glazed window to front, radiator.

## FAMILY SHOWER ROOM

Superbly improved with a double glazed side window, tiled floor, suite comprises a vanity unit with sink above, tiling surround, low flush w.c. recently added shower with glass screen, shower above and aqua boarding surround.

## SECOND FLOOR LANDING

Glass and oak staircase, radiator, and doors open to

## BEDROOM FOUR

14' 7" x 13' 6" (4.45m x 4.11m) This generous size top floor bedroom having a range of fitted wardrobes, feature UPVC double glazed arched window to side and further double glazed window to front each providing pleasant views across neighbouring countryside.

## EN SUITE BATHROOM

having a suite comprising panelled bath with mixer tap and shower fitment over with glazed shower screen, close coupled W.C. and pedestal wash hand basin with tiled splashback, electric shaver point, Velux skylight, radiator and extractor fan.

## BEDROOM FIVE

12' 2" x 7' 7" (3.71m x 2.31m) with UPVC double glazed window to front, coving to ceiling, access to small loft space and built-in airing cupboard with hot water cylinder and linen shelving.

## OUTSIDE

The property enjoys gardens to front and rear and comprises:

To the front of the property there is an attractive foregarden with hedgerow perimeter and picket fence with gated entrance to canal towpath, access to front door and side gate. The garden has a lawned area with mature shrubs and circular patio with gated access to each side. To the rear of the property is an attractive landscaped garden with a slabbed patio seating area including a circular slabbed seating patio with summer house, lawn, wall and fenced perimeters, established trees and shrubs, useful cold water tap.

## PARKING

Rear vehicular access across a shared tarmac approach leading to a private tarmac driveway with parking for a couple of cars and gated entrances to each side of the property.

## DOUBLE GARAGE

Partially converted to now provide two sections. Now offering a single garage and gym. Access from the parking area.

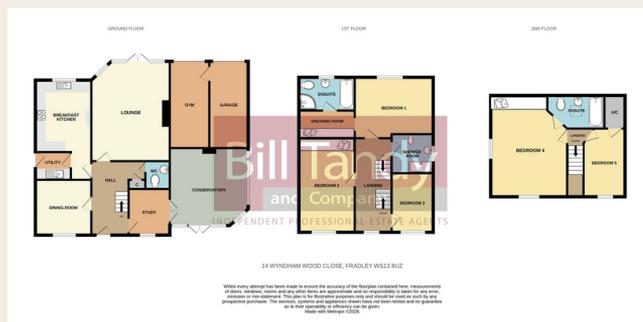
## COUNCIL TAX BAND F

## FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. Please refer to Key Facts for Buyers.

## 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.







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