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37 Wyndham Wood Close, Fradley, Lichfield, WS13 8UZ  
£550,000

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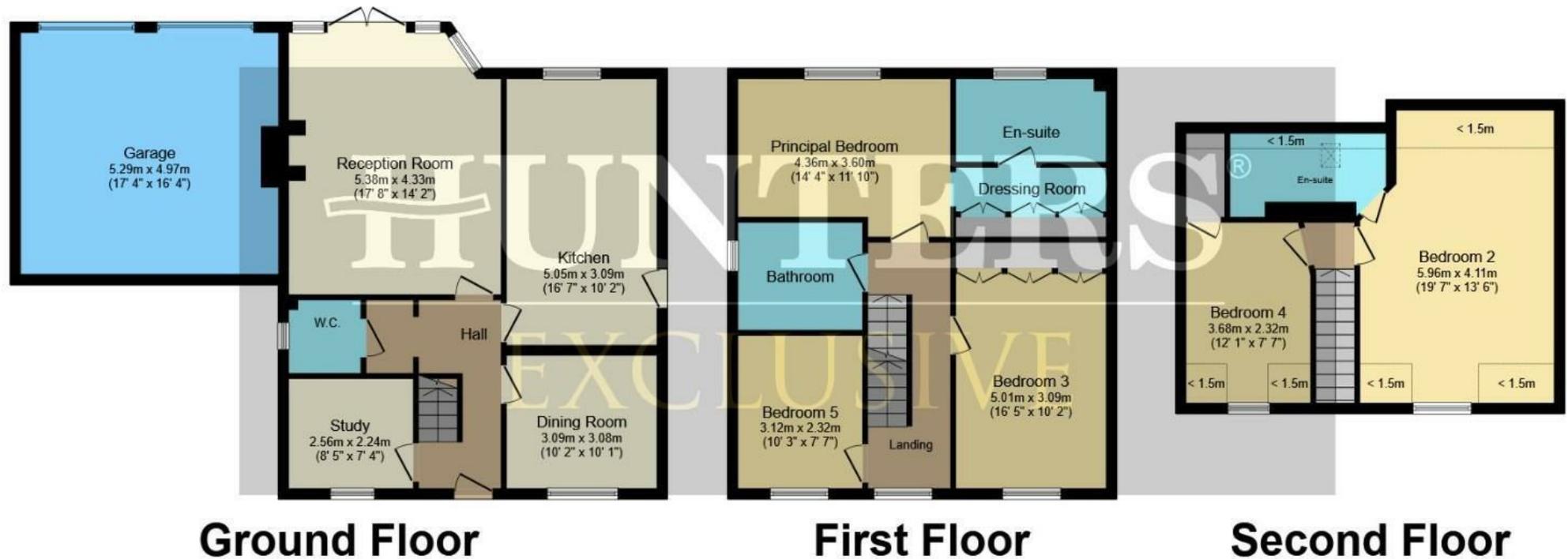
£550,000

This beautiful family home is offered for sale with No Upward Chain and has a generous 2,065 square feet of accommodation set over three floors. Overlooking a stunning village park to the front and is conveniently located for transport links via the A38 to Lichfield, Birmingham and Derby. Local amenities including Fradley Village Hall, Fradley Youth and Community Centre and St Stephen's Primary School can all be seen from the property on the other side of the park, with local businesses including a Coop, Butchers, Post Office, Pharmacy and Cafe all within the local area.

Positioned within a peaceful cul-de-sac, the property further benefits from a double garage and parking for three vehicles. The property also boasts a good sized living room, breakfast kitchen with island, separate dining room, study, five double bedrooms and three bathrooms including two en-suites aswell as a guest WC.

Viewing is essential to appreciate the amount of space and beautiful views this property offers. EPC Rating - D

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Total floor area 191.8 m<sup>2</sup> (2,065 sq.ft.) approx

Restricted height 7.3 m<sup>2</sup> (78 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### Entrance Hallway

accessed via a wooden front door with a coir entrance mat, with stairs to the first floor. The hallway contains two ceiling light points, coving, radiator, wood flooring and built in bookshelves behind the staircase.

### Guest WC

having a pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator, wood flooring and a UPVC double-glazed window to the side aspect

### Dining Room

having three wall light points, coving, radiator and a UPVC double-glazed window to the front aspect overlooking the park

### Study

having a ceiling light point, coving, radiator, co-ordinating wood flooring and a UPVC double-glazed window to the front aspect overlooking the park

### Living Room

having a feature faux chimney breast with a wall mounted Kratki ethanol fuelled fire and a granite hearth. Two wall light fittings, coving, two radiators and UPVC double-glazed French doors leading directly out onto the rear garden

### Breakfast Kitchen

having a range of wall and base units with roll top work surfaces, composite sink with drainer and a co-ordinating breakfast island with further storage. A double Rangemaster range cooker is a key feature of the kitchen with extractor hood above, alongside a fridge-freezer, integrated dishwasher and space with plumbing for a washing machine. This room also contains a ceiling light point, part tiling to walls, radiator, tiled floor, UPVC double-glazed window to the garden at the rear of the property and a UPVC double-glazed door to the side of the property.

### First Floor Landing

having two ceiling light points, coving, radiator, stairs to the second floor and a UPVC double-glazed window to the front aspect overlooking the park.

### Master Bedroom with Dressing Area

This generous master bedroom has a ceiling light point, coving, radiator and a UPVC double-glazed window to the rear

aspect. This room boasts generous fitted wardrobes providing hanging and storage space, ceiling light point and a UPVC double-glazed window to the side aspect.

### En-suite

consisting of a four piece suite including panelled bath with a tiled surround, a fully tiled corner shower with overhead fitment, pedestal hand wash basin with a tiled splash back and a close-coupled WC. The master en-suite also contains a ceiling light point, extractor fan, radiator, wood effect laminate flooring and a UPVC double-glazed window to the rear garden.

### Bedroom Three

a generous double bedroom boasting a range of fitted wardrobes providing ample hanging and storage space, alongside a ceiling light point, coving, radiator and a UPVC double-glazed window overlooking the park to the front aspect

### Bedroom Five

having a ceiling light point, coving, radiator and a UPVC double-glazed window overlooking the views to the the front

### Family Bathroom

having a panelled bath with a mains powered over head shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, radiator, laminate wood-effect flooring and a UPVC double-glazed window to the side aspect

### Second Floor Landing

having a ceiling light point and a radiator

### Bedroom Two

having a ceiling light point, loft access, radiator and dual aspect UPVC double-glazed windows to the front and side. Access into the

### En-suite

having a panelled bath with a tiling surround and an over head mains powered shower fitment, pedestal hand wash basin with a tiled splash back and a close-coupled WC. Roof skylight, extractor fan, wall light fitment and tiled flooring

### Bedroom Four

having a fitted cupboard housing the hot water cylinder. Ceiling light point, radiator and a UPVC double-glazed window overlooking the views to the front

### Outside

the beautiful park at the front of the property is accessed from the front entrance via a paved pathway through the front garden and timber gate, leading to a pedestrian pathway which weaves through the park. There is also a paved pathway to the side of the property, leading past a timber gate to the side entrance and rear garden.

The rear garden has a lawn with a decked seating area perfect for summer entertaining, useful water tap, paved patio and pathway to the side entrance. There is screen fencing and another timber pedestrian gate to the double garage which is accessed via up and over doors and has light and power.

### AGENTS NOTE

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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