

Asking Price £460,000

Jayman
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Estate Agents



Wyndham Wood Close

Lichfield, WS13 8UZ

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Jayman sales are delighted to introduce this four bedroom detached property in Fradley. This high standard property has everything you could need for a lovely family home. Fradley has great commute links being close to the A38 you can easily get to the popular Lichfield cathedral city. This property is not to be missed.

CHECK OUT OUR VIRTUAL 360 TOUR!

Jayman offer for sale this superbly presented four bedroom detached family home on Wyndham Wood Close. This beautiful property offers the following accommodation;

Entrance Hallway

As you walk through the front door you are greeted with a vibrant and bright entrance hallway with doors leading into the living room, kitchen, downstairs WC and study.

Living room 16'10" x 13'6" (5.15 x 4.12)

A spacious living room with a gas fire and window to the front of the property.

Kitchen 12'8" x 11'5" (3.88 x 3.50)

Open plan modern kitchen with a double oven and extractor, integrated fridge/freezer, dishwasher, a range of cupboard units and a breakfast bar.

Dining area 9'9" x 13'0" (2.99 x 3.98)

Leading from the kitchen you have the dining area with French doors leading out into the private rear garden.

Utility room 5'2" x 6'7" (1.58 x 2.02)

Space for washing machine and dryer, wash basin and door leading out to the garden.

Study 7'6" x 10'7" (2.31 x 3.23)

Good sized study/office with built in desk and wardrobes.

Stairs leading to the first floor

A spacious landing has doors leading to;

Bedroom One 13'5" x 13'5" (4.11 x 4.10)

A spacious double bedroom with built in wardrobes and door to ensuite.

En-suite 4'0" x 10'4" (1.24 x 3.15)

Comprising of shower cubicle, wash hand basin and WC.

Bedroom Two 14'8" x 10'7" (4.48 x 3.23)

Good sized double bedroom with a range of built in wardrobes.

Bedroom Three 8'9" x 13'5" (2.69 x 4.10)

Good sized double bedroom.

Bedroom Four 9'8" x 10'7" (2.97 x 3.23)

Good sized double bedroom.

Bathroom 8'3" x 6'7" (2.54 x 2.02)

Garage

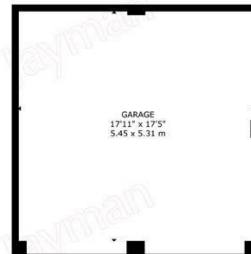
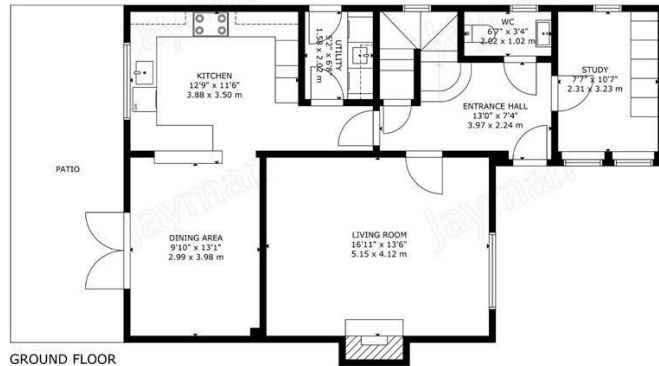
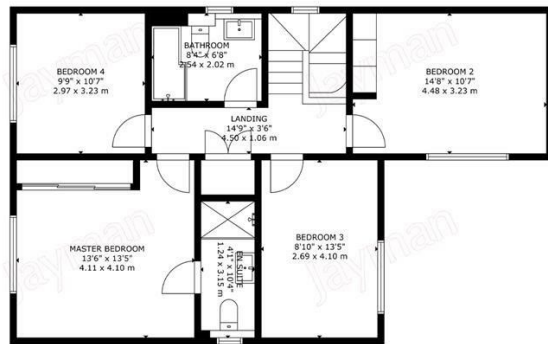
Double garage with electrics.

Outside

Driveway for three cars and a private rear garden with patio and lawn.



REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



GROSS INTERNAL AREA
TOTAL: 151 m²/1,625 sq ft
GROUND FLOOR: 76 m²/818 sq ft, FIRST FLOOR: 75 m²/807 sq ft
EXCLUDED AREAS: GARAGE: 29 m²/311 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Current	Band	Current
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (29-38)		F (29-38)	
G (1-28)		G (1-28)	

For energy efficient - lower running costs
 For environmentally friendly - lower CO₂ emissions
 For energy efficient - higher running costs
 For environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC
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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

