



28 Wyndham Wood Close, Fradley, WS13 8UZ

 Parker
Hall

Enjoying a tranquil canalside setting is this detached double fronted family home, offering six spacious bedrooms, magnificent open plan living and a peaceful setting along a private lane servicing a handful of executive homes. The property resides on the borders of the popular modern development of Fradley South, combining the ideals extensive family accommodation with convenient access to local amenities and commuter routes. The setting is an ideal base to enjoy the outdoors, with canalside walks and cycling available directly opposite the property as well as a wealth of local wildlife to appreciate.

With generous interiors extending over three floors, the ground floor is laid to a central reception hall, two separate reception rooms, a

utility and cloakroom, with a most impressive dining and living kitchen extending across the rear of the property. Six spacious bedrooms are laid over the first and second floors with two having a private en suite and fitted wardrobes, as well as a family bathroom set to the first floor. Outside, a private drive leads to the rear aspect where there is parking for four vehicles plus a double garage, with a landscaped garden offering a secluded space to enjoy the peaceful location. The property is serviced by mains has central heating and double glazed windows.

The property lies on the popular Fradley South development being within excellent reach of both old Fradley village and the Cathedral City of Lichfield. The old village, popular for its

character cottages and quiet surroundings, offers facilities including shops, a post office, a primary school and a church. Just a few miles from the property is the historic city of Lichfield with its excellent shopping and leisure facilities and the renowned Beacon Park, an area of around 70 acres of open space and beautiful formal gardens. The surrounding area is particularly popular with walkers, having farmland and fields presenting walking and cycling routes to localities including Alrewas village and Fradley Canal Junction. The location has convenient access to the A38, rail stations in Lichfield provide direct links to Birmingham and London (in 80 mins) and the International airports of Birmingham and East Midlands are also within an easy drive.

- Idyllic Canalside Setting
- Extended & Remodelled Interiors
- Extensive Family Accommodation
- Two Spacious Reception Rooms
- Stunning Open Plan Living & Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Six Spacious Bedrooms
- Two En Suites & Family Bathroom
- Double Garage & Parking for Four
- Landscaped Rear Garden
- Attractive Canalside Position & Open Aspect to Front
- Private Lane Position
- Well Placed for Local Amenities & Commuter Routes



Reception Hall

A spacious welcome to this executive family home, having Karndean herringbone flooring which extends throughout the ground floor, stairs rising to the first floor accommodation and doors opening into:

Family Room 3.8 x 3.2 (approx. 12'4 x 10'7)

A spacious sitting room having a window to the front with a pleasant outlook onto the canal

Study/Playroom 3.3 x 2.7m (approx. 10'9 x 8'9)

An ideal home office or playroom, having a window to the front with canalside views

Magnificent Open Plan Living & Dining Kitchen

8.9 x 7.13, 3.17m (approx. 29'1 x 23'4, 10'4)

A beautifully remodelled and extended space ideally suited to modern day family life, having a contemporary kitchen, spacious lounge and formal dining space. The **Kitchen** comprises a range of gloss wall and base units with granite worksurfaces over housing an inset sink, integral dishwasher, integral Bosch microwave, a range cooker and an American fridge freezer (freestanding appliances included in the sale). The worktops extend to one side to create a breakfast bar, and Karndean flooring extends into the **Dining Area** which features vaulted ceilings, skylights and bifold doors opening out to the rear garden. The **Lounge** has a contemporary remote controlled electric fireplace with recessed TV above (included in the sale), and windows face the side aspect

Utility 2.7 x 1.8m (approx. 8'9 x 5'9)

Wall and base units house an inset sink with side drainer and spaces for a washing machine and tumble dryer, with a door opening out to the side and

Cloakroom

Fitted with wash basin set to vanity unit, WC and tiled splash backs





Stairs rise to the **First Floor Landing** where doors open into four of the bedrooms and the family bathroom. Stairs continue to the **Second Floor Landing**, leading into:

Master Bedroom 5.5 x 4.7m (approx. 18'1 x 15'7) – max

A spacious double room having a range of fitted wardrobes and storage, a dormer window to the front and a feature arched window to the side with fitted shutters. With private use of:

En Suite

With wash basin set to vanity unit, WC and corner shower, with tiled flooring, tiled walls and an obscured window

Bedroom Six/Gym/Dressing Room 5.5 x 2.8m (approx. 18'1 x 9'10 – max

Ideal as an extension of the master suite or as a sixth bedroom, having a dormer window to the front and a skylight to the rear

From the **First Floor Landing**, doors open into:

Bedroom Two 4.5 x 3.8m (approx. 14'11 x 12'4)

Ideal as an alternative master suite, having a window to the front, a range of fitted wardrobes and a door opening into:

En Suite

With wash basin set to vanity unit, WC and walk in shower, with tiled flooring, tiled walls, full height fitted storage, a heated towel rail and an obscured window to the front

Bedroom Three 4.5 x 3.8m (approx. 14'10 x 12'7)

With a window to the front with canal views

Bedroom Four 3.8 x 3.8m (approx. 12'7 x 12'7) – max

A fourth double bedroom having a window to the rear

Bedroom Five 3.9 x 2.6m (approx. 12'9 x 8'8) – max

With a window to the rear

Family Bathroom

A white suite comprises wash basin set to vanity unit, WC, bathtub and separate double shower, with tiled flooring, tiled walls, fitted **Airing Cupboard** and an obscured window to the rear





Ground Floor



Second Floor



First Floor





Outside

The property is set on the borders of the popular Fradley South development, having easy access to local schools, amenities and the idyllic Coventry Canal. A private drive servicing a handful of properties approaches the rear of the property where there is parking for four vehicles to the fore of the **Double Garage** 5.45 x 5.4m (approx. 17'10 x 17'8) which has power, lighting, twin manual entrance doors and an EV charging point which is included in the sale

To the front of the property there are well tended and sunny fore gardens with a paved pathway leading to the front door. A walkway through the mature hedge to the front leads onto the Coventry Canal towpath, presenting an ideal walking and cycling route between Kings Bromley, Fradley Junction and Alrewas

Landscaped Rear Garden

Enjoying a good degree of privacy, the well maintained rear garden is safely enclosed on all sides and is laid to a paved terrace, artificial lawns and an area of decking offering a pleasant outdoor entertaining space. There is exterior power, lighting and water, and gated access opens back out to the driveway to the rear



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	72 C	79 C
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note individual room, area and plot measurements are provided as an indication only. We endeavour to ensure all are as accurate as possible, but it is advised that prospective purchasers should satisfy themselves by inspection or otherwise to the accuracy of figures provided.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.