



12 | WYNDHAM WOOD CLOSE | LICHFIELD | STAFFORDSHIRE | WS13

Downes  
&  
Daughters  
ESTATE AGENCY



# 12

WYNDHAM WOOD CLOSE | LICHFIELD | STAFFORDSHIRE | WS13 8UZ

£645,000

One of Fradley's best kept secrets, tucked away in a secluded corner of this popular modern estate is this substantial 2,444 sq.ft detached family home fronting this peaceful stretch of the Coventry Canal. Boasting one of the most impressive and dramatic layouts this development has to offer with all ground floor rooms spanning off a wonderfully grand entrance hall with central staircase and the bedrooms and bathrooms of the first floor having a simply stunning gallery landing as their centre piece. The ground floor accommodation comprises; entrance hallway with storage cupboard and guest cloakroom, an impressive living room with access to the rear garden, refitted kitchen, diner and family room with large central island with solid beech top, formal dining room, sitting room and conservatory. The first floor boasts a gallery

landing, principal bedroom with en suite bathroom, bedrooms two and three sharing a Jack & Jill en suite shower room and also benefitting from its own en suite. The external features of the property are equally impressive... In addition to the enviable canal side location there are beautifully landscaped fore, side and rear gardens with patio seating areas, shaped lawns, established borders and beds and the all important detached double garage and private driveway parking.

Viewing really is essential to appreciate the unrivalled position of this delightful family home, its wonderfully flexible nature and thoroughly impressive layout.



## GROUND FLOOR

- Entrance Hallway
- Guest Cloakroom
- Sitting Room / Study
- Living Room
- Formal Dining Room
- Conservatory
- Kitchen Dining & Family Room
- Utility





## FIRST FLOOR

- Stunning Gallery Landing
- Principal Bedroom
- En Suite Bathroom (with separate shower)
- Bedroom Two (fitted wardrobes)
- En Suite Shower Room
- Bedroom Three (large fitted wardrobes)
- Bedroom Four
- Jack & Jill Shower Room



## WHY WE LOVE THIS HOUSE...

We love living next to the canal and the tranquillity of watching life floating by. The layout of the house is like nothing we have seen before and the flexibility it has provided our growing family with over the years has been invaluable. We will be very sad to leave.





## OUTSIDE

- Landscaped Fore Garden Sitting Behind Picket Fence
- Tarmac Private Driveway
- Detached Double Garage
- Established Lawned Rear Garden With Patio Seating Areas
- Side Seating Area





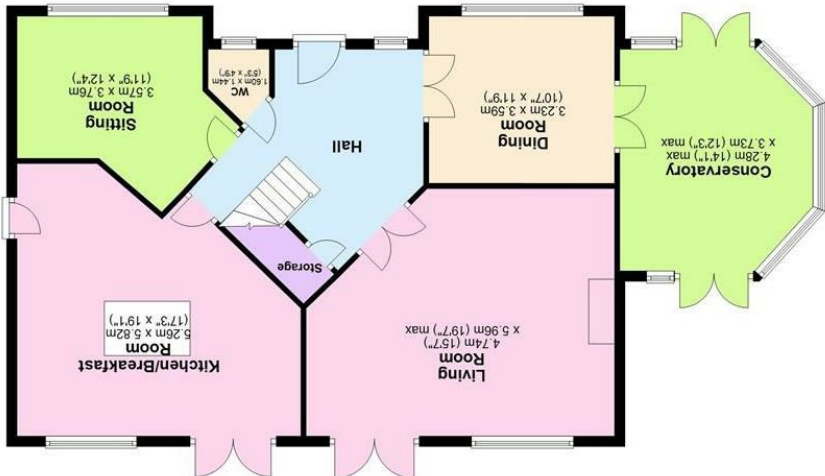
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Not All Agents Are Equal...

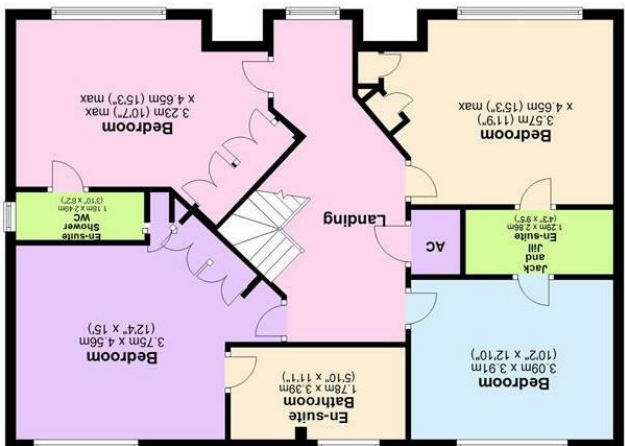
Total area: approx. 227.1 sq. metres (244.1 sq. feet)



Ground Floor  
 Approx. 106.0 sq. metres (1140.8 sq. feet)



Garage  
 Approx. 29.0 sq. metres (312.7 sq. feet)



First Floor  
 Approx. 92.0 sq. metres (990.6 sq. feet)