



37 Ward Close,
Fradley WS13 8TS

Downes & Daughters
ESTATE AGENCY

37 Ward Close,
Fradley WS13 8TS
£220,000

A charming three bedroom home occupying one of the most secluded positions Fradley has to offer, within this select group of terraced properties. With an open outlook to the front, beautifully presented approach and allocated parking for a number of cars, the sensible configuration has been extended by the current owner to now include a large conservatory to the rear and porch entrance with utility at the front. The new ground floor layout provides: An entrance porch with clever utility, hallway with storage cupboard and guest cloakroom, kitchen, living room and conservatory lending themselves to many different uses. The first floor is equally impressive and provides three bedrooms and a shower room with the principal bedroom boasting fitted wardrobes and pleasant open views. Externally there is a manicured approach with neat lawn, lawned rear garden with patio seating area, stylish borders, a storage shed and gated access to the rear allocated parking.

Viewing is essential to appreciate the charming nature of this home and its desirable and wonderfully private location.

GROUND FLOOR

Porch Entrance With Useful Utility • Hallway With Storage Cupboard • Guest Cloakroom • Living Room With Living Flame Gas Fire • Conservatory

FIRST FLOOR

Landing • Bedroom One With Fitted Wardrobes • Bedroom Two • Bedroom Three • Modern Shower Room

OUTSIDE

Beautifully Presented Approach • Front Garden With Neat Lawn • Lawned Rear Garden With Patio Seating Area & Stylish Borders • Two Storage Sheds • Gated Access To Rear Allocated Parking space

FURTHER INFORMATION

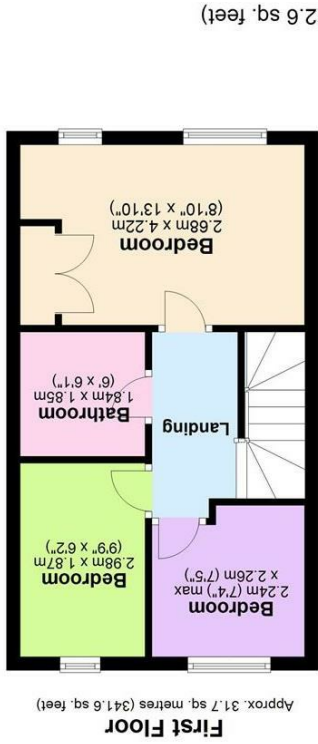
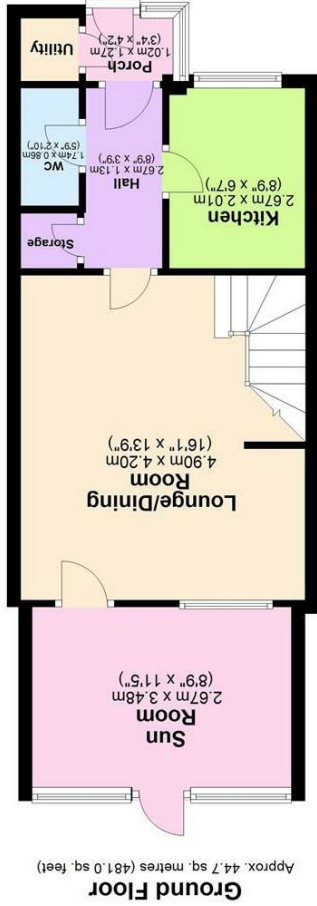
Freehold (TBC by solicitor) • Council Tax Band B • Energy Rating C • Upvc Double Glazing • All Mains Services • Broadband & Fibre Available







5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099
 www.downesanddaughters.co.uk



Total area: approx. 76.4 sq. metres (822.6 sq. feet)

Environmental Impact (CO ₂) Rating	
Client	Domestic
Very environmentally friendly - lower CO ₂ emissions	(92 pphs)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-64)
E	(21-58)
F	(11-20)
G	(1-10)
EU Directive 2002/91/EC	
England & Wales	
Net zero emissions - higher CO ₂ emissions	(120 pphs)
Very energy efficient - higher running costs	(120 pphs)
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