



40 Wyndham Wood Close,
Fradley WS13 8UZ

Downes & Daughters
ESTATE AGENCY

40 Wyndham Wood Close,
Fradley WS13 8UZ
£250,000

An immaculately presented three bedroom family home, with a south facing garden, occupying a wonderfully secluded position on this popular cul-de-sac, with the Coventry Canal on your doorstep. Offered for sale with no onward chain and the benefit of ample parking, this delightful home is well presented throughout and flooded with natural light in every room. The ground floor comprises: an entrance hallway, living room, kitchen diner with pantry/utility and a conservatory, whilst the first floor boasts a landing, three bedrooms, two with fitted wardrobes and a modern family bathroom. Externally there is a private driveway and allocated parking spaces for two cars and a south facing low maintenance rear garden with gated side access.

Viewing is essential to appreciate the attractive nature of this home, its wonderfully bright interior and its desirable secluded location.

GROUND FLOOR

Entrance Hallway • Living Room With Gas Fire • Kitchen Diner • Pantry / Utility • Conservatory With Access To Rear Garden

FIRST FLOOR

Landing With Airing Cupboard • Bedroom One With Built In Wardrobe • Bedroom Two With Built In Wardrobe • Bedroom Three • Family Bathroom

OUTSIDE

Neat Front Garden With Printed Concrete Patio (ancillary parking) • Two Allocated Parking Spaces Directly In Front Of Property • Low Maintenance South Facing Rear Garden • Patio Seating Area With Stylish Raised Bed • Gated Access To Side

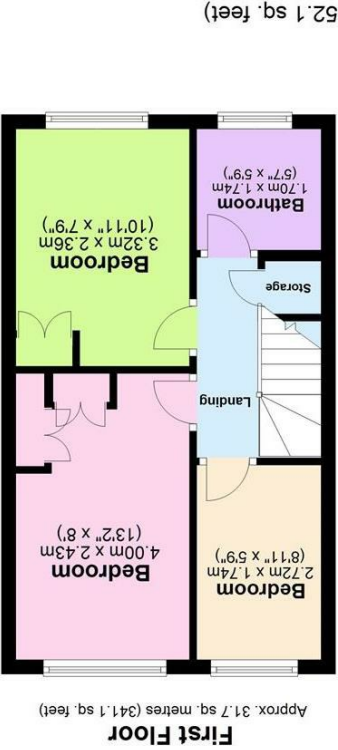
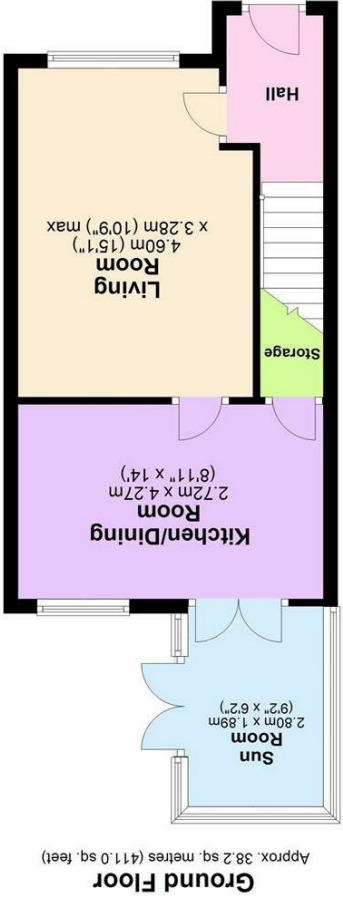
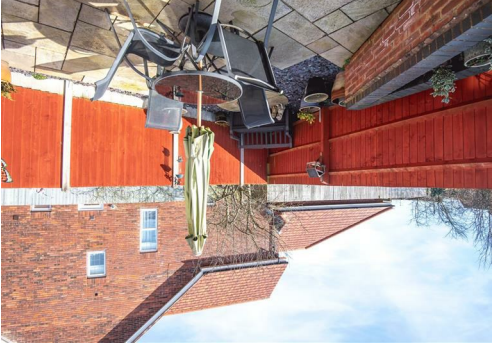
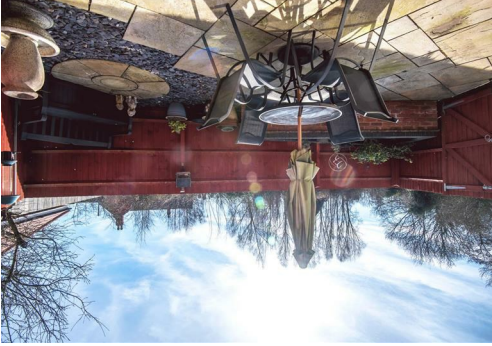
FURTHER INFORMATION

Freehold (TBC by solicitor) • Council Tax Band C • Energy Rating C • Gas Central Heating • Upvc Double Glazing • All Mains Services • No Onward Chain





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



Total area: approx. 69.9 sq. metres (752.1 sq. feet)

Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO ₂ emissions		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - higher running costs		
A		
(92 plus)		
B		
(81-91)		
C		
(69-80)		
D		
(55-68)		
E		
(39-54)		
F		
(21-38)		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Current		
Minimum		
Maximum		
83		
70		



Not All Agents Are Equal...