



36 Wyndham Wood Close, Fradley  
WS13 8UZ

Downes & Daughters  
ESTATE AGENCY

## 36 Wyndham Wood Close, Fradley WS13 8UZ £495,000

A delightfully attractive five bedroom detached family home, occupying an enviable corner plot on one of the most desirable cul-de-sacs within this estate, with the Coventry Canal on your doorstep. Designed to cater to the modern needs of a growing family this extensive home has a wonderfully spacious and flexible interior with the open plan kitchen diner providing the social hub of the house. The rest of the accommodation extends to over 1,341 sq.ft and comprises: An entrance hallway with guest cloakroom, attractive living room with walk in bay window and gas fire, dining room with doors to the rear garden and the open plan kitchen diner with breakfast bar and access to the garage and rear garden. The first floor is equally impressive with an elegant gallery landing with airing cupboard, principal bedroom with air conditioning, fitted wardrobes and an en suite shower room, bedroom two also with fitted wardrobes and three further bedrooms served by the family bathroom. Externally the enviable corner plot provides a private tarmac driveway offering 'side by side' parking for three cars, manicured lawned front and side gardens and a partially walled landscaped rear garden with shaped lawn and patio seating area.

Viewing is essential to appreciate the attractive nature of this home, its wonderfully flexible interior, and its desirable position on one of the Fradley's most desirable addresses.

### GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Living Room With Gas Fire Opening In To... • Dining Room With Access To Rear Garden • Open Plan Kitchen Diner Also With Access To Rear Garden & Garage

### FIRST FLOOR

Elegant Gallery Landing With Airing Cupboard • Principal Bedroom With Fitted Wardrobes & Air Conditioning • En Suite Shower Room • Bedroom Two With Fitted Wardrobes • Bedroom Three • Bedroom Four • Bedroom Five • Family Bathroom

### OUTSIDE

Private Tarmac Driveway Providing Side By Side Parking For Three Cars • Manicured Lawned Front & Side Gardens • Gated Side Access • Landscaped Partially Walled Rear Garden • Shaped Lawn & Patio Seating Area • Stylishly Planted Borders • Timber Storage Shed

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Energy Rating C • Council Tax Band ? • Upvc Double Glazing • Gas Central Heating • All Mains Services

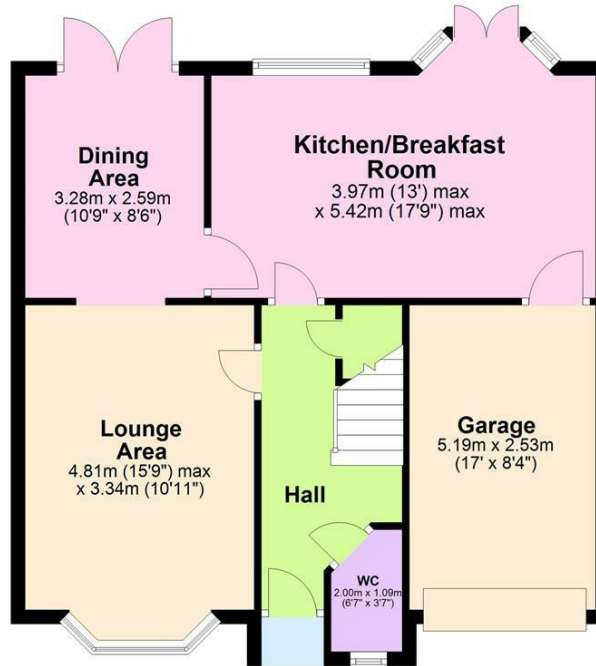






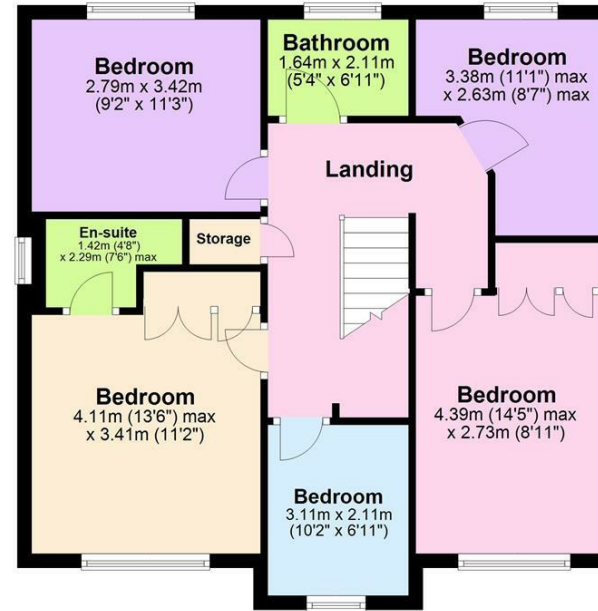
### Ground Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



### First Floor

Approx. 61.8 sq. metres (665.2 sq. feet)



Total area: approx. 124.6 sq. metres (1341.1 sq. feet)

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 72        |
| (55-68) D                                                       |         | 76        |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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