

HUNTERS®

HERE TO GET *you* THERE



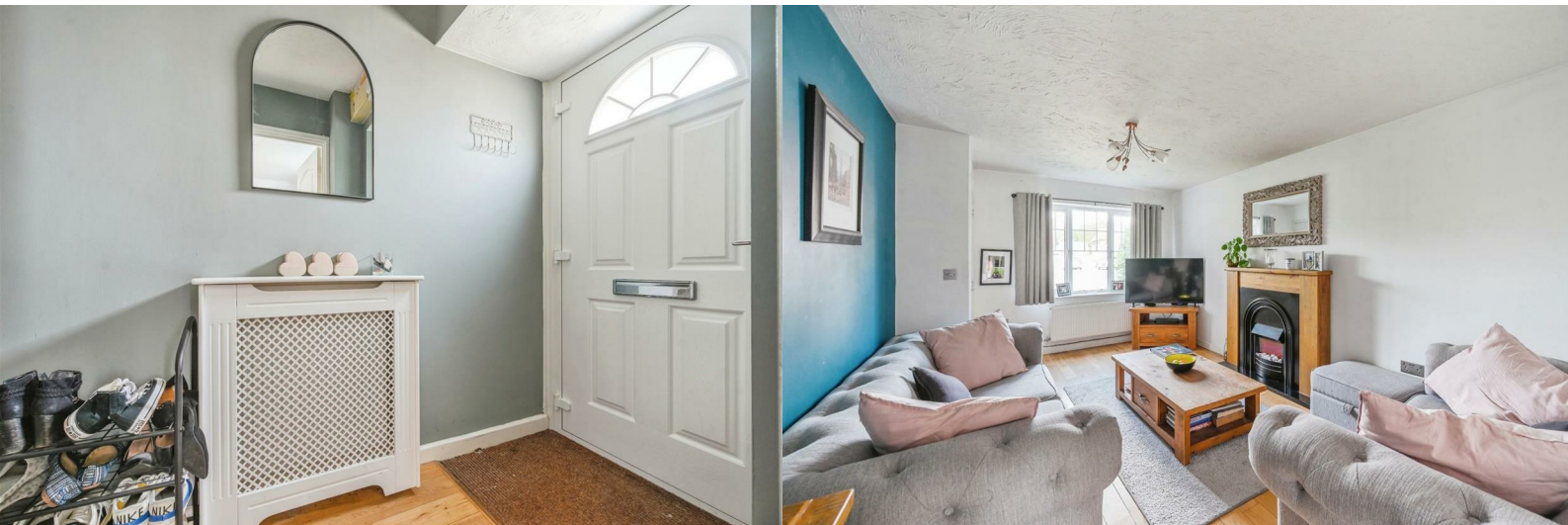
Wyndham Wood Close

Fradley, Lichfield, WS13 8UZ

£275,000



Council Tax: C



38 Wyndham Wood Close

Fradley, Lichfield, WS13 8UZ

£275,000



Entrance Hallway

accessed via a composite front entrance door and having a ceiling light point, radiator, coir entrance mat, wood flooring, stairs to the first floor and a door into the

Living Room

having a ceiling light point, radiator, co-ordinating wood flooring, UPVC double-glazed window to the front aspect and a door into the

Dining Kitchen

fitted with a range of wall and base units with roll top work surfaces, co-ordinating upstands and an inset acrylic sink with drainer. Electric oven and hob with a splashback and extractor hood above. Integrated wine fridge and space for a fridge-freezer and a washing machine. Two ceiling light points, cupboard housing the gas central heating boiler, useful under stairs pantry cupboard, radiator, tiled floor, UPVC double-glazed window and French doors leading into the rear garden

First Floor Landing

having a useful fitted cupboard providing shelving space. Ceiling light point and access to the partially boarded loft via the fitted ladder

Bedroom One

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Bedroom Two

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

Family Bathroom

having a panelled bath with an overhead mains powered shower fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the front aspect

Outside

the front of the property is set back from the road with a lawn and a paved pathway leading to the front entrance door. There is a tarmac driveway providing two parking spaces, well established shrubs and a timber wheelie bin store. There is also a useful timber pedestrian gate giving access to the side of the property.

the sunny rear garden benefits from additional space to the side which has two timber sheds, perfect for storage needs. There is a block paved patio seating area, decked area, lawn and a brick built raised bed with well established plants and fruit trees. There is also a useful outside water tap and screen fencing.



Road Map



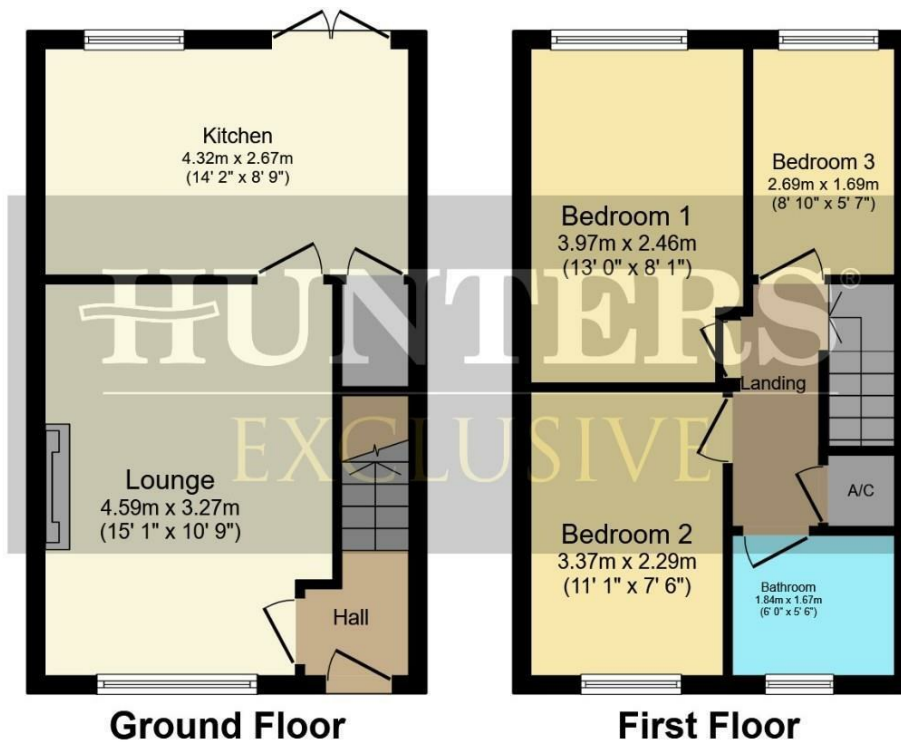
Hybrid Map



Terrain Map



Floor Plan



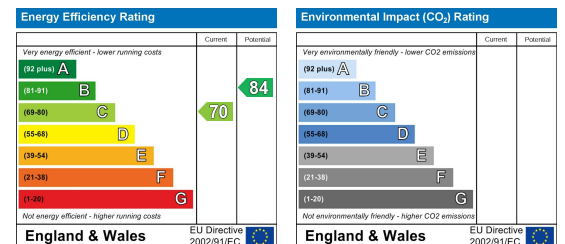
Total floor area 64.2 sq.m. (691 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Powered by www.focalagent.com

Viewing

Please contact our Hunters Lichfield Office on 01543 419000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.