

4 Oaklands Close, Fradley

WS13 8RU

Downes & Daughters
ESTATE AGENCY

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Offers over £290,000

Downes & Daughters is delighted to offer for sale this impressive three bedroom detached family home occupying an enviable corner position within the road with impressive south facing rear garden, only moments away from the Coventry Canal offering attractive walks to the amenities at Fradley junction. The accommodation has been extended and updated by the current owners to now offer porch entrance, hallway, striking open plan living space with lounge, dining and kitchen areas with double door opening to the rear garden. A useful utility/office room links to the garage and boot room, giving access to a fully enclosed gravel area. The first floor boasts three bedrooms and a family bathroom. If the interior accommodation wasn't impressive enough the real treat actually lies outside. The extensive corner plot provides private driveway parking, gated side storage area, impressive south facing lawned rear garden with great levels of privacy and an open sided timber 'Gin Palace' seating area.

Viewing is essential to appreciate the charming nature of this family home in addition to the impressive plot on which it sits.

GROUND FLOOR
Entrance Porch • Hallway • Living Room Opening In To Striking Dining Area & Kitchen With Pantry & Doors To Rear Garden • Side Extension Utility/Office With Door To Garage • Boot Room Leading To Fully Enclosed Gravel Area With Large Rabbit Hutch

FIRST FLOOR
Landing With Airing Cupboard • Bedroom One • Bedroom Two • Bedroom Three • Family Bathroom

OUTSIDE
Private Driveway With Raised Bed, Hedge & Fenced Boundary • Single Integral Garage • Gated Side Access Leading To Storage Area • Extensive South Facing Lawned Rear Garden • Neat Borders • Open Timber Seating Area 'Gin Palace' • Fully Enclosed Gravel Area With Lighting

FURTHER INFORMATION
Freehold (TBC by solicitor) • Council Tax Band C • Energy Rating D • All Mains Services





















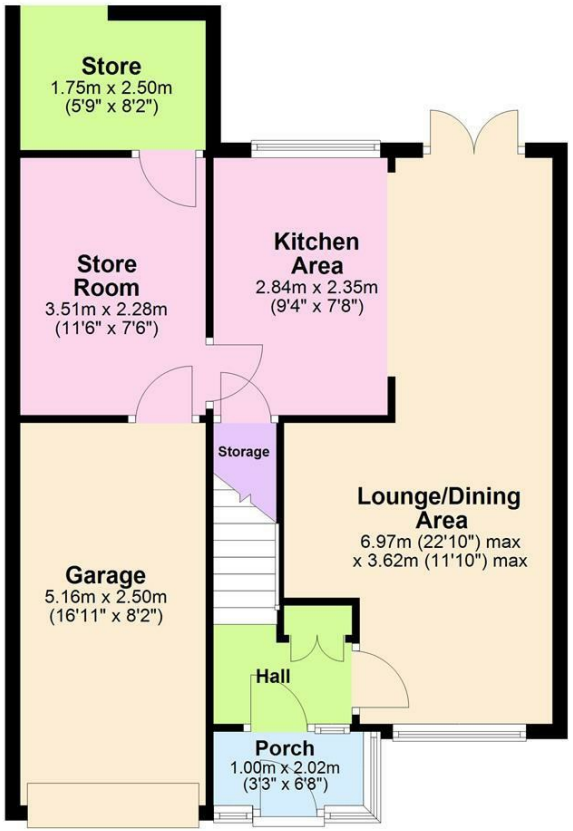






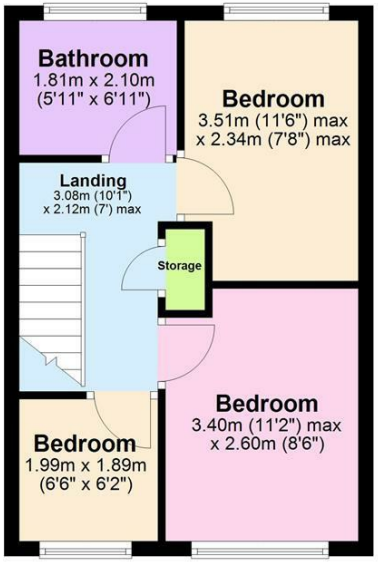
Ground Floor

Approx. 64.3 sq. metres (692.5 sq. feet)

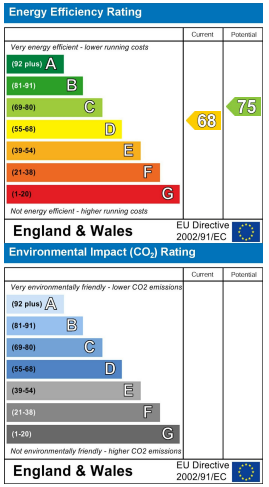


First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



Total area: approx. 96.3 sq. metres (1037.0 sq. feet)





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