



25 Wyndham Wood Close, Fradley  
Fradley WS13 8UZ

Downes & Daughters  
ESTATE AGENCY

## 25 Wyndham Wood Close, Fradley Fradley WS13 8UZ Offers over £500,000

A thoroughly impressive and tastefully refurbished 4/5 bedroom detached family home, occupying an enviable position with a west facing garden, on one of the most desirable cul-de-sacs within this estate, with the Coventry Canal on your doorstep. Flawlessly presented in a striking contemporary style, this extensive home has a wonderfully spacious and flexible interior with the interconnecting receptions and kitchen providing a wonderfully sociable free flowing space. The rest of the accommodation extends to over 1,365 sq.ft and comprises: An entrance hallway with guest cloakroom, attractive living room with walk in bay window and contemporary fire, dining room with doors to the rear garden, the high quality breakfast kitchen with large central island also gives access to the rear garden and a stylish fitted boot room/utility proves more than useful. The first floor is equally impressive with an elegant gallery landing with airing cupboard, a principal bedroom opening to a fully fitted dressing room which was previously the fifth bedroom, an en suite shower room and three further bedrooms served by the family bathroom. Externally the attractive plot provides a private tarmac driveway offering 'side by side' parking for three cars, storage garage and a stylish lawned rear garden with a westerly aspect, patio seating areas and a modern dividing water feature.

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

### GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Living Room With Contemporary Fire & Media Wall Opening In To... • Dining Room With Access To Rear Garden • Striking Breakfast Kitchen With Large Central Island & Doors To Rear Garden • Stylish Fitted Boot Room & Utility With Door To Garage

### FIRST FLOOR

Elegant Gallery Landing With Airing Cupboard • Principal Bedroom With Fitted Dressing Room Created From The Fifth Bedroom • En Suite Shower Room • Bedroom Two • Bedroom Three • Bedroom Four • Bedroom Five (now an open dressing room with fitted wardrobes to Principal Bedroom) • Family Bathroom

### OUTSIDE

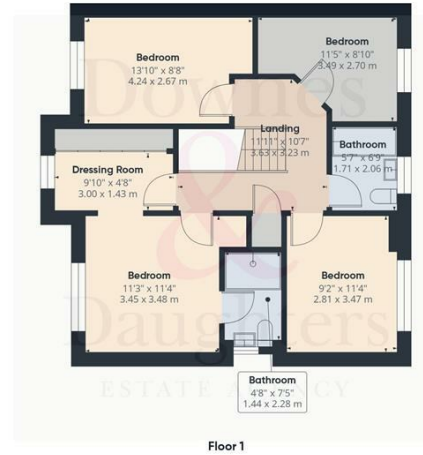
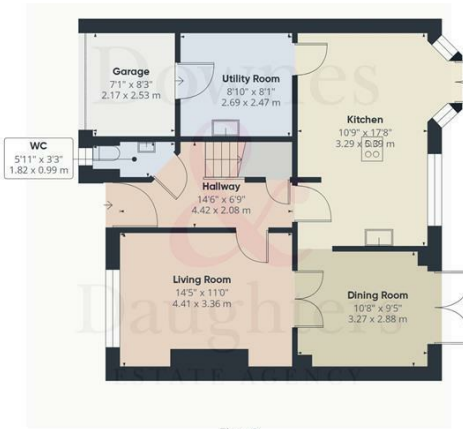
Private Tarmac Driveway Providing Side By Side Parking For Three Cars • Storage Garage • Gated Side Access • West Facing Landscaped Rear Garden • Neat Lawn & Patio Seating Area With Dividing Contemporary Water Feature • Stylishly Planted Raised Borders • Covered Seating Pergola

### FURTHER INFORMATION

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







Approximate total area<sup>(1)</sup>  
1365 ft<sup>2</sup>  
126.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>60</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		EU Directive 2002/91/EC
<b>England &amp; Wales</b>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		EU Directive 2002/91/EC
<b>England &amp; Wales</b>		



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