



7 Wishart Drive,
Fradley WS13 8GZ

Downes & Daughters
ESTATE AGENCY

7 Wishart Drive, Fradley WS13 8GZ £395,000

A flawlessly presented four bedroom detached family home with a south facing garden, occupying one of the road's largest plots, in an easily accessible position within this highly sought after development. Renowned for its mix of attractive dwellings, on the rural fringe of this popular Staffordshire village, with a range of amenities and shops and canal walks to Fradley Junction on your doorstep. This stylish home extends to 1,214 square feet of flexible accommodation and is bathed in natural light in every room. An entrance hallway with guest cloakroom gives access to the charming living room and a stunning kitchen diner and family room with access to the rear garden, spans the entire rear of the house. The first floor is equally impressive with an elegant gallery landing with airing cupboard, a principal bedroom with en suite shower room and the three further bedrooms served by the family bathroom. The real treat lies outside with a thoroughly impressive south facing landscaped rear garden. A recently laid patio area with pergola provides a wonderful entertaining space and three separate manicured lawns with stylishly planted borders provide the necessary space a young family needs. With possible football pitches and trampolines being able to be hidden from view. Other benefits include private driveway parking for a number of cars and a single detached garage.

Viewing really is essential to appreciate the striking presentation of this delightful home and the impressive nature of the parking and gardens.

GROUND FLOOR

Entrance Hallway With Storage Cupboard & Feature Return Staircase To First Floor • Guest Cloakroom • Living Room • Kitchen Diner & Family Room With Double Door Access To Rear Garden

FIRST FLOOR

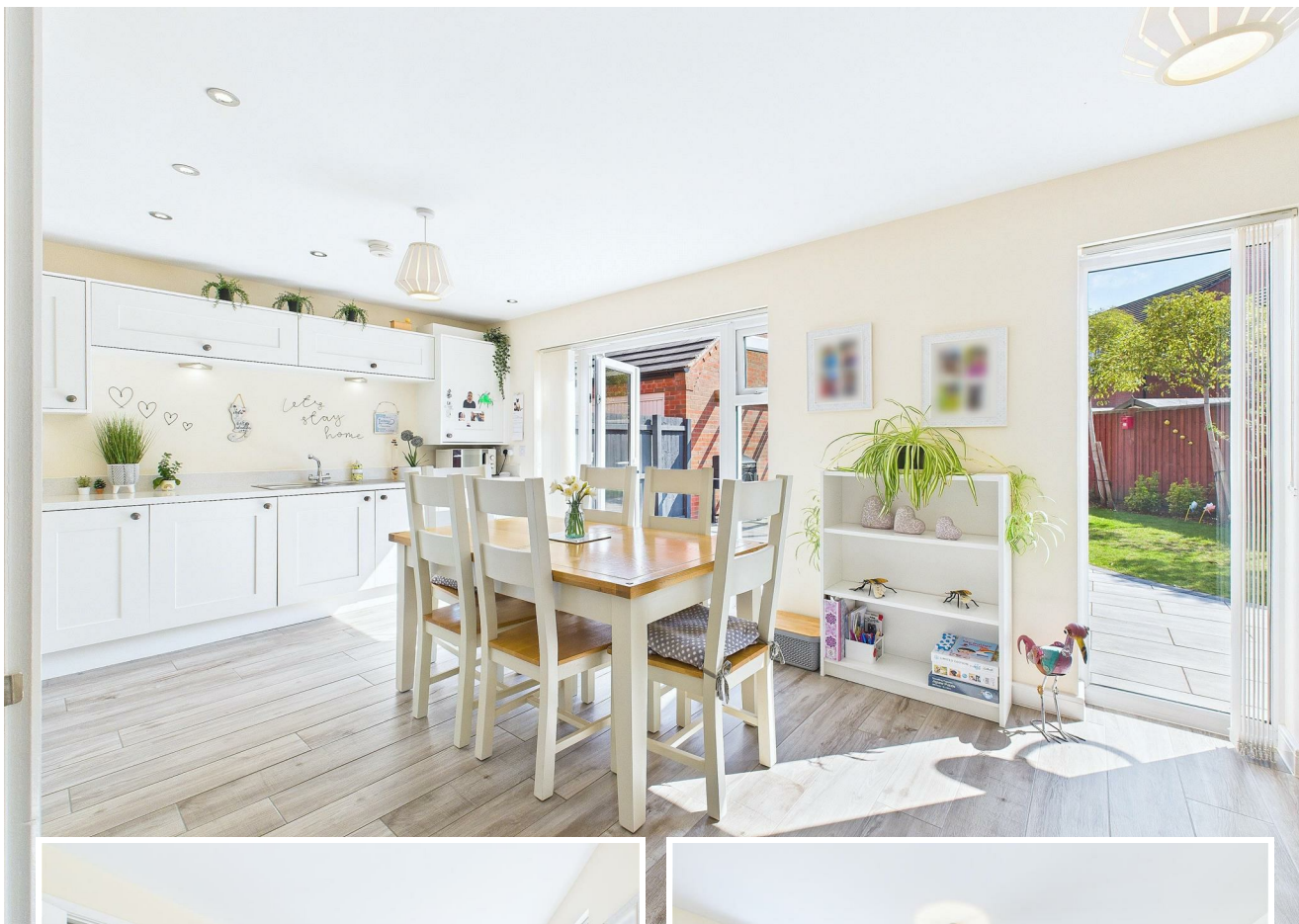
Elegant Gallery Landing With Airing Cupboard • Principal Bedroom • En Suite Shower Room • Bedroom Two • Bedroom Three • Bedroom Four Currently Used As Study • Family Bathroom

OUTSIDE

Private Tarmac Driveway Providing Side By Side Parking For Two Cars • Side Gravel Area Which Could Also Be Incorporated In To The Driveway • Single Garage With Power • Recently Laid Porcelain Pathway Leading To Side Gated Access To Rear Garden • Stunning South Facing Rear Garden With Three Separate Sections • The Main Garden Has An Extensive Patio Area With Pergola, Shaped Lawn & Stylishly Planted Borders • Second Lawned Area At The Foot Of The Garden • Third Lawned Area To The Side Of The Garage

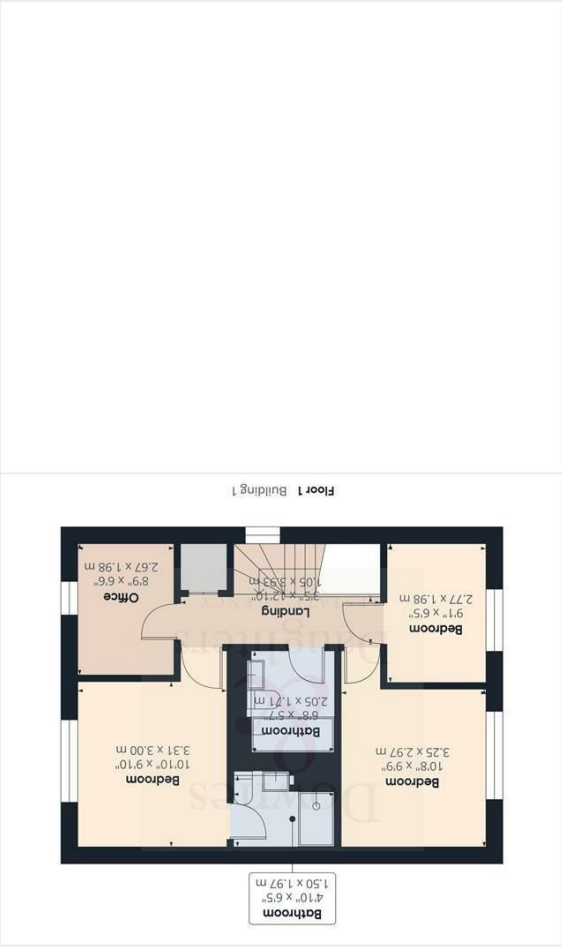
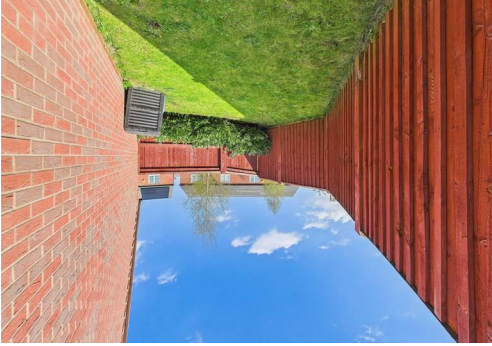
FURTHER INFORMATION

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





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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.	
(1) Excluding balconies and terraces.	
Calculations are based on RICS IPMS 3C standard.	
GIRAFFE360	
Approximate total area ¹	1214.92 ft ² 112.87 m ²



Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
Very environmentally friendly - lower CO ₂ emissions		
A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Current	Minimum	Maximum
84	95	



Not All Agents Are Equal...