



8 Willow Close,
Fradley WS13 8RW

Downes & Daughters
ESTATE AGENCY

8 Willow Close, Fradley WS13 8RW £650,000

Nestled on the rural fringe of the charming village of Fradley, Willow Close presents an exceptional opportunity to acquire a substantial detached family home. This impressive property spans an expansive 2,374 square feet and is part of a select development comprising just ten executive homes, all set against the picturesque backdrop of the Staffordshire countryside.

As you approach the residence, you will be greeted by manicured gardens that enhance the home's curb appeal. The extensive accommodation is thoughtfully designed over two floors, providing the perfect blend of space and flexibility to meet the demands of modern family life. The ground floor features a spacious entrance hallway with storage cupboard and guest cloakroom, a double aspect living room, a dining room, ideal for entertaining, and a well-appointed breakfast kitchen. Additionally, there is a study, a delightful garden room and a utility room, ensuring ample space for relaxation and productivity.

Ascending to the first floor, you will find an attractive gallery landing that opens to four generously sized bedrooms all with built in wardrobes, complemented by two well-equipped bathrooms with the principal bedroom also boasting a dressing room. This layout is perfect for families seeking both privacy and communal living areas.

Externally, the property boasts a double garage, beautifully landscaped gardens to the front and rear, and an extensive private driveway that can accommodate a number of vehicles.

Viewing this remarkable home is essential to fully appreciate its exceptional nature and idyllic setting. With its blend of spacious living, modern amenities, and a tranquil location, this property is truly a rare find in today's market.

GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Double Aspect Living Room With Inglenook Fireplace • Formal Dining Room • Spacious Garden Room • Breakfast Kitchen & Utility • Study / Sitting Room

FIRST FLOOR

Elegant Gallery Landing • Principal Bedroom Suite • Dressing Room Opening In To En Suite Shower Room • Bedroom Two With Built In Wardrobe • Bedroom Three With Built In Wardrobe • Bedroom Four With Built In Wardrobe • Family Bathroom

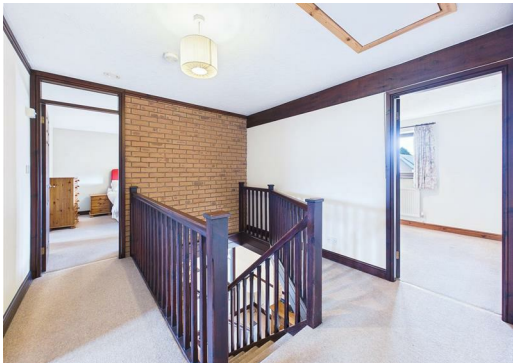
OUTSIDE

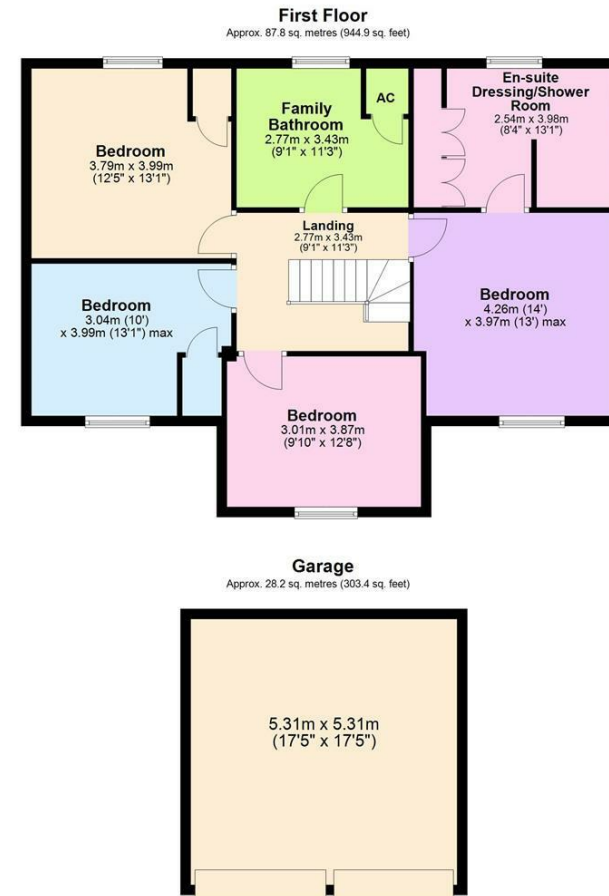
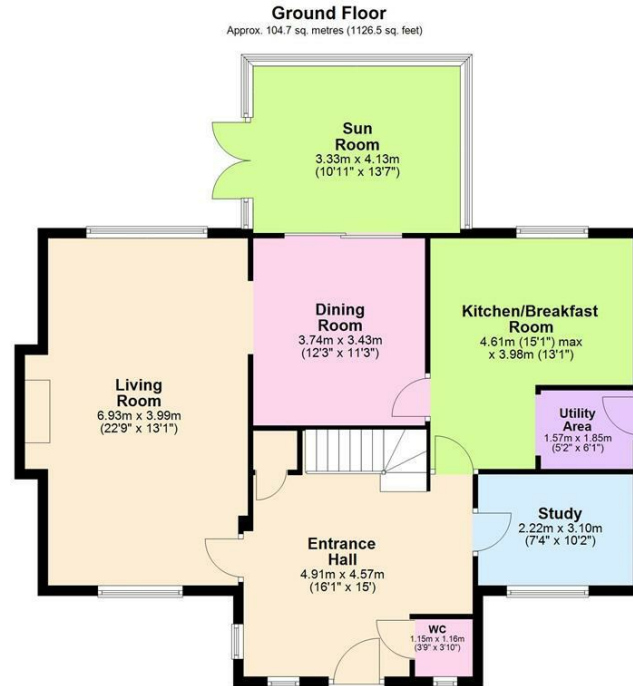
Extensive Private Driveway • Detached Double Garage With Power • Landscaped Fore Garden • Established Lawned Rear Garden With Patio and Decked Seating Areas

FURTHER INFORMATION

No Onward Chain • Freehold (TBC By Solicitor) • Council Tax Band G • Energy Rating C • Upvc Double Glazing • Gas Central Heating • All Mains Services







Total area: approx. 220.6 sq. metres (2374.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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EU Directive 2002/91/EC		



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