



£185,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Wildwood Stafford

Inglemere Drive Wildwood
Stafford Staffordshire



This fantastic two double bedroom semi-detached home is sure to impress, and offers excellent potential for new owners to make their own. Situated in the highly desirable Wildwood area, on a good sized corner plot with ample parking and also benefiting from also having a detached garage!

Internally, comprising of an entrance hallway, living room, dining kitchen and a large double glazed conservatory. To the first floor, there are two good sized double bedrooms and a refitted shower room. Externally, there is a driveway, detached garage and private rear garden with covered seating area. This property is being offered with No Chain.

- Two double Bedroom Semi-Detached Property
- Spacious Lounge & Dining Kitchen
- Large Double Glazed Conservatory
- Driveway & Detached Garage
- Desirable Location, Close To Amenities
- No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Accessed via a double glazed front entrance door, and having stairs off, rising to the First Floor Landing & accommodation, and internal door(s) off, providing access to;

Living Room 12' 10" x 11' 6" (3.92m x 3.50m)

Featuring a coal effect gas fire set within a fire surround with matching inset & hearth, ceiling coving, dado rail, a useful understairs storage cupboard, a double glazed window to the front elevation, radiator, and open-plan opening leading through into the Kitchen & Dining Area.

Kitchen & Dining Area 10' 4" x 14' 10" (3.15m x 4.51m)

Fitted with a range of wall, base & drawer units with work surfaces over, and incorporating an inset sink with drainer, having spaces & plumbing to accommodate kitchen appliances. The room also benefits from having ceramic tiling to the walls, a radiator, a double glazed door to the side elevation, and a double glazed window & double glazed sliding doors leading into the Conservatory. The room kitchen also houses a wall mounted gas central heating boiler.



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Conservatory 13' 9" x 9' 0" (4.18m x 2.74m)

A spacious double glazed conservatory, benefiting from having a radiator, and having double glazed windows and double glazed doors providing views and access out to a private garden area.

First Floor Landing

Having ceiling coving, an access point to the loft space, a double glazed window to the side elevation, and internal doors off, providing access to;

Bedroom One 12' 9" x 14' 9" (3.89m x 4.49m) (maximum measurements)

A good sized double bedroom, having built-in double wardrobes with sliding doors, two double glazed windows to the front elevation, and a radiator.

Bedroom Two 10' 7" x 8' 5" (3.23m x 2.57m)

A second double bedroom, having a double glazed window to the rear elevation, and a radiator.

Shower Room 5' 5" x 5' 11" (1.65m x 1.81m)

Fitted with a white suite comprising of a low-level WC, a vanity style wash basin with chrome mixer tap & storage beneath, and a double tiled shower cubicle housing an electric shower. The room also benefits from having ceramic tiled flooring, ceramic tiled walls, radiator, and having a double glazed window to the rear elevation.

Externally

The property is positioned on a good sized end plot, approached over a block paved driveway which provides off-street parking and continuing to provide access to the detached single Garage. There is a lawned front garden area, and to the side of the property is secure gated access to a paved area having a pedestrian access door to the garage, and opening providing access into the private rear garden which is laid mainly to paving & decorative gravel, featuring two ornamental garden ponds, and benefiting from also having a covered seating area to the side.

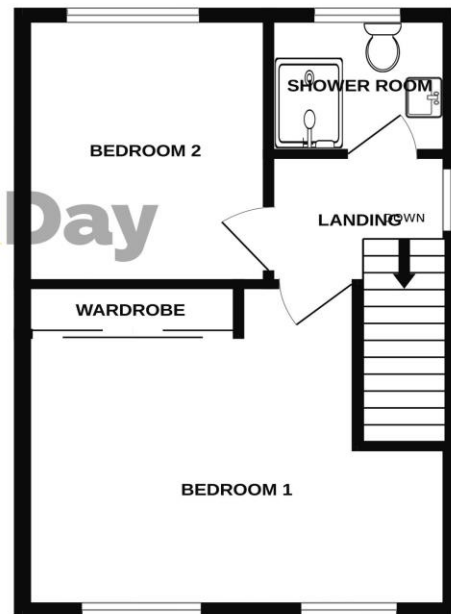
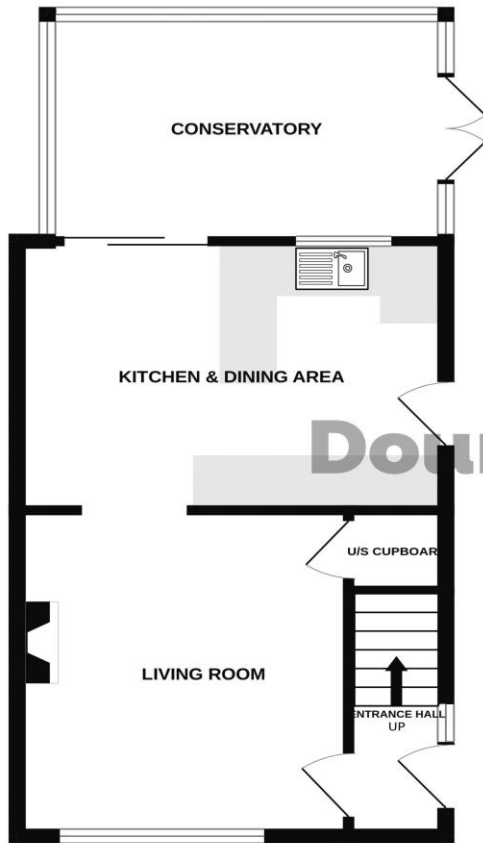
Detached Garage

A brick constructed detached garage having an up and over vehicle access door to the front elevation, a further pedestrian access door to the side elevation providing access to/from the side & rear garden. The garage also benefits from having both power & lighting installed. MEASUREMENTS TBC.



GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Low energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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