



£230,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: C

Wildwood Stafford

Sharnbrook Grove Wildwood
Stafford Staffordshire

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This fantastic detached property ticks all the boxes! Situated in a small cul-de-sac within the highly regarded area of Wildwood, having beautiful nearby park and canal walks on your doorstep, as well as great amenities and schooling.

Internally, comprising of an entrance hallway, good sized living room and a refitted contemporary style dining kitchen. Meanwhile, to the first floor there are three bedrooms and a contemporary refitted family bathroom. Externally, the property continues to impress, also benefitting from having ample off-street parking, a detached brick built garage and gardens to the front and rear. This property is also ready to move into and is being offered with no onward chain.

- Well Presented 3 Bedroom Detached House
- Desirable Cul-De-Sac & Desirable Location
- Living Room & Refitted Dining Kitchen
- Three Bedrooms & Contemporary Bathroom
- Ample Off-Street Parking & Detached Garage
- Excellent Nearby Schooling & No Onward

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

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

Lounge 14' 11" x 11' 7" (4.55m x 3.54m)

A spacious reception room which features a contemporary style wall mounted electric fire, and having ceiling coving, radiator, a double glazed bay window to the front elevation, and further internal door off, leading through into the Kitchen & Dining Area.

Kitchen & Dining Area 8' 6" x 14' 8" (2.58m x 4.48m)

Recently fitted with a modern contemporary style range of fitted wall, base & drawer units with work surfaces over, and incorporating an inset stainless steel sink with drainer & chrome mixer tap. Appliances include a fitted 4-ring gas hob with an extractor above, an integrated electric oven/grill, and having spaces available to accommodate further kitchen appliances. In addition, there is ceramic splashback tiling to the walls, tile effect flooring, radiator, a useful understairs cupboard, a double glazed door to the side elevation, and two double glazed windows to the rear elevation.



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First Floor Landing

Having a double glazed window to the side elevation, a built-in airing cupboard housing a wall mounted gas central heating boiler, an access point to the loft space, and internal doors off, providing access to:

Bedroom One 11' 10" x 8' 6" (3.60m x 2.60m)

A double bedroom which has built-in double wardrobes, a double glazed window to the front elevation, and a radiator.

Bedroom Two 9' 11" x 8' 6" (3.02m x 2.59m)

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

Bedroom Three 8' 11" x 6' 0" (2.72m x 1.82m)

A third bedroom which has a double glazed window to the front elevation, and a radiator.

Bathroom 5' 8" x 5' 11" (1.72m x 1.81m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC with an enclosed cistern, a wash hand basin with storage beneath & chrome mixer tap above, and a P-shaped panelled bath with a mains-fed shower over, stylish chrome mixer tap & shower screen. In addition, there is a chrome towel radiator, ceramic tiling to the walls, tile effect flooring, and a double glazed window to the rear elevation.

Externally

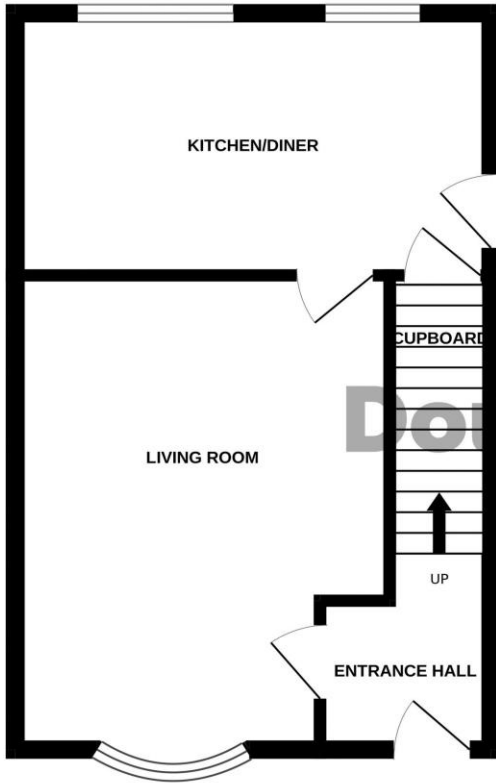
The property is positioned on a small & quiet Cul-de-Sac, and is approached over a sweeping driveway which continues to the side of the property providing ample off-street parking & access to the detached brick constructed garage, and to the front there is a low-maintenance decorative stone covered garden area. Meanwhile, the rear garden is laid mainly to lawn and features a paved & gravelled seating area, and having a variety of well stocked planting borders.

Detached Garage

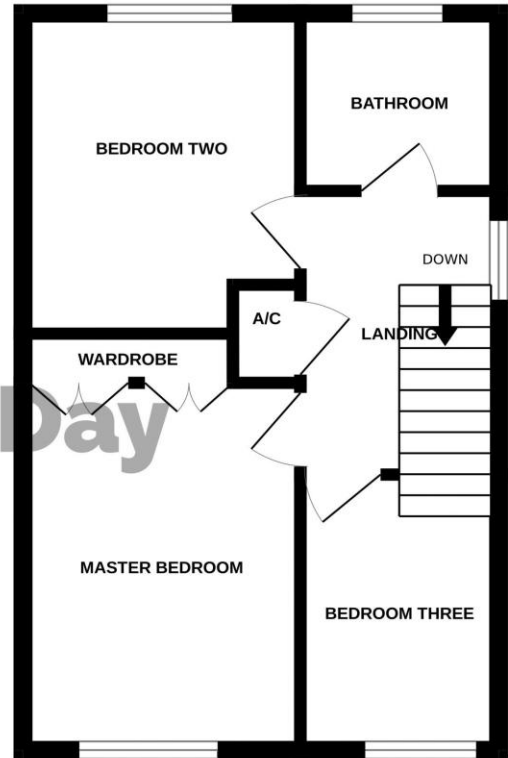
A brick constructed, and pitched roof garage, having an up and over access door to the front elevation, and benefitting from having both power & lighting installed.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Very energy inefficient - highest running costs			
England & Wales			EU Directive 2002/91/EC
			www.ec.europa.eu

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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