



Offers Over £245,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Wildwood Stafford

Stonepine Close Wildwood
Stafford Staffordshire



Location, Location, Location! This very well presented three bedroom link detached property is situated in the highly desirable area of Wildwood, and enjoys excellent nearby schooling, amenities, parkland walks and only a short drive or bike ride away from the stunning Cannock Chase.

Internally, the property comprises of an entrance hallway, living room, dining kitchen with French doors, utility/play room and guest WC. Meanwhile, to the first floor there are three bedrooms and a family bathroom. Externally, there is a driveway, store room/former garage and rear garden with paved seating area.

- Three Bedroom Link Detached Family Home
- Highly Desirable & Convenient Location
- Living Room, Dining Kitchen & Utility/Play Room
- Driveway & Rear Garden
- Close To Excellent Amenities & Schooling
- Nearby Parkland & Cannock Chase

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Entrance Hall

Being accessed through a double glazed entrance door and having wood flooring, radiator and stairs leading to the first floor landing.

Lounge 16' 1" max x 11' 9" (4.90m max x 3.57m)

A spacious lounge having wooden flooring, coving, radiator and double glazed bow window to the front elevation.

Dining Kitchen 10' 8" x 14' 7" (3.24m x 4.45m)

Being fitted in a shaker style and having a range of matching units extending to base and eye level with fitted work surfaces having an inset one and a half bowl sink unit with chrome mixer tap. Space for Range style cooker with double cooker hood over, bevelled edge splashback tiling, integrated dishwasher and wine fridge and space for American style fridge freezer. Coving, tiled floor, understairs storage cupboard, double glazed window and double glazed French doors giving views and access to the rear garden.

Store Room / Play Room / Utility 11' 7" x 8' 0" (3.54m x 2.43m)

A spacious room which was formerly the garage and offering flexible usage with a door to the storage area at the front which retains the original up and



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and over garage door to the front elevation. There is a fitted worksurface with spaces for appliances, radiator, double glazed door to the side elevation and double glazed window to the rear elevation.

Guest WC

Having a suite comprising of pedestal wash hand basin and low level WC. Half wood panelled walls and double glazed window to the rear elevation.

First Floor Landing

Having access to loft space, airing cupboard with wall mounted gas central heating boiler and double glazed window to the side elevation.

Bedroom One 13' 4" x 8' 6" (4.07m x 2.60m)

A good-sized main bedroom having a radiator and double glazed window to the rear elevation.

Bedroom Two 13' 4" max inc robes x 8' 6" (4.06m max inc robes x 2.60m)

A second double bedroom having fitted double wardrobes with mirror sliding doors, a radiator and double glazed window to the front elevation.

Bedroom Three 9' 6" x 6' 0" (2.90m x 1.84m) - all max measurements

Having over stairs storage cupboard with hanging rail, radiator and double glazed window to the side elevation.

Family Bathroom

Having a suite comprising of a 'P' shaped bath with curved shower screen with central contemporary style chrome mixer tap and mains shower over, wash hand basin set into top with chrome mixer tap and vanity unit beneath and low level WC. Tiled floor, part tiled walls, chrome towel a radiator and double glazed window to the rear elevation.

Outside - Front

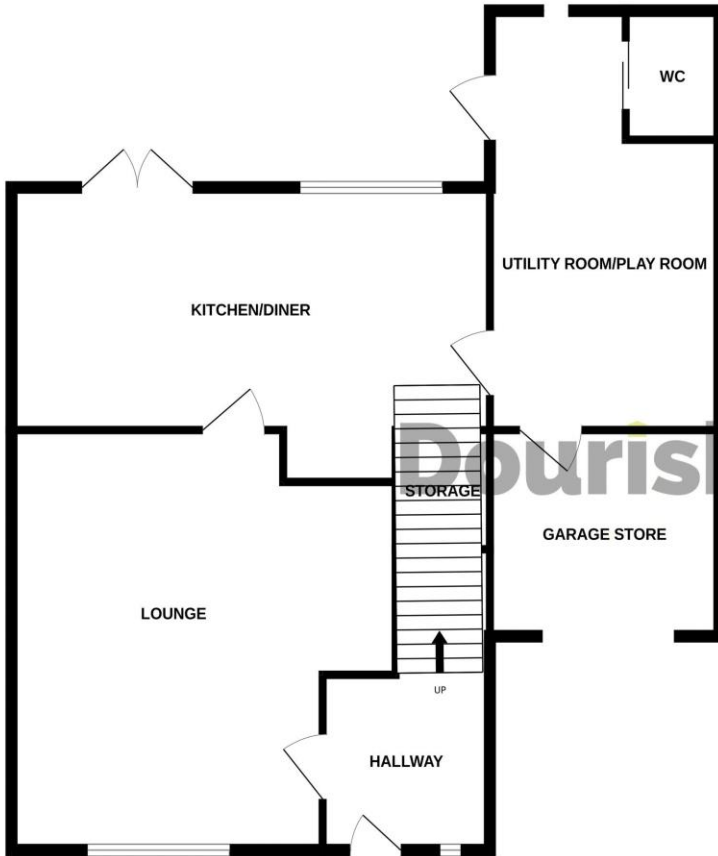
The property has a lawned front garden with paved area and a driveway provides off road parking.

Outside - Rear

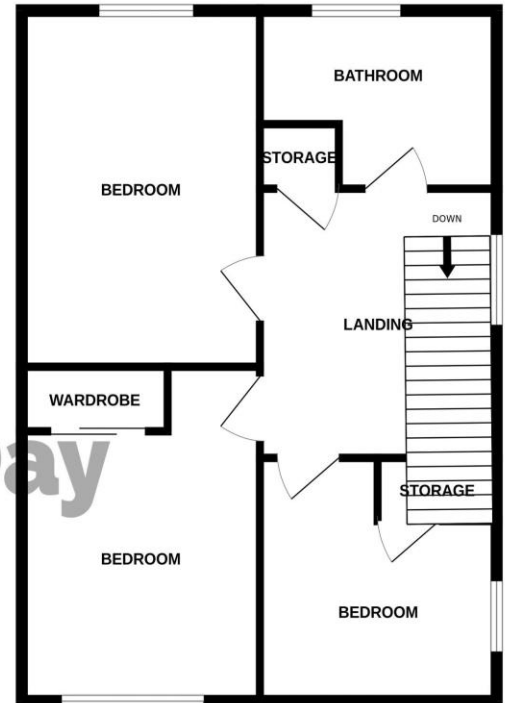
There is a well maintained rear garden which includes a two paved seating areas overlooking the remainder of the garden being mainly laid to lawn with brick built barbecue, outside tap and garden shed.



GROUND FLOOR

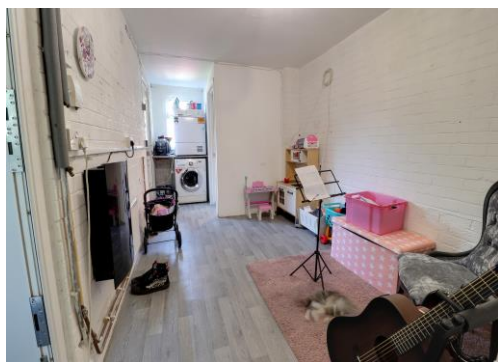


1ST FLOOR



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
Very energy efficient - lowest running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		8.3	9.7
EU Directive 2002/91/EC			
www.ec.europa.eu			



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