



**Offers in the Region  
Of £230,000**

 **TENURE: Freehold**

 **EPC RATING: E**

 **COUNCIL TAX BAND: B**

## Wildwood Stafford

Spreadoaks Drive Wildwood  
Stafford Staffordshire

 **3**  **1**  **2**

***Sitting in a prime position with views out over the green, this spacious semi-detached house is a great family home which ticks so many boxes on the buyer's wish list!***

This well presented home comprises an entrance hallway, lovely sized living room, modern fitted kitchen/diner, three well proportioned bedrooms and a family bathroom. Meanwhile outside this home benefits from having a good-sized block paved driveway, garage with guest WC and a beautifully kept rear garden. Located in Wildwood a highly regarded area of Stafford close to local amenities and the Stafford Town Centre, this home is too good to miss, so what are you waiting for? Call now to arrange a viewing!

- Spacious Semi-Detached Home
- Extremely Well Presented Throughout
- Living Room & Kitchen/Diner
- Three Bedrooms & Bathroom
- Driveway, Garage & Guest WC
- Beautifully Maintained Rear Garden

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 through a double glazed composite entrance door and featuring stairs off, rising to the First Floor Landing & accommodation, radiator, and internal door(s) off, providing access to;

## Living Room 15' 0" x 11' 5" (4.57m x 3.48m)

A bright & spacious reception room, featuring a contemporary styled flame effect fire set within a modern surround & marble effect hearth. There is a double glazed bow window to the front elevation & radiator.

## Kitchen & Dining Space 8' 3" x 14' 7" (2.51m x 4.44m)

Fitted with a modern & matching range of eye-level, base & drawer units with fitted granite work surfaces over and incorporating an inset sink/drainage with mixer tap over, and having space(s) for kitchen appliance(s). The room also benefits from inset ceiling downlighting, tiled flooring, a useful storage cupboard, radiator, an internal door to garage, a double glazed window to the rear elevation, and a double glazed sliding patio door providing views & access out to the rear garden.



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## First Floor Landing

Having a double glazed window to the side elevation, an access point to the loft space, a built-in cupboard which houses a wall mounted gas central heating boiler, and internal doors off, providing access to all Bedrooms & Bathroom.

### Bedroom One 11' 11" x 8' 4" (3.64m x 2.53m)

A double bedroom, having a double glazed window to the front elevation & radiator.

### Bedroom Two 11' 5" x 8' 3" (3.47m x 2.52m)

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

### Bedroom Three 8' 10" x 6' 0" (2.70m x 1.82m) maximum length measurement

Having a double glazed window to the front elevation & radiator.

### Bathroom 5' 8" x 5' 11" (1.73m x 1.81m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin, and a P-shaped panelled bath with an electric shower over. There room also benefits from wood effect flooring, a radiator, and a double glazed window to the rear elevation.

## Outside Front

The property is approached over a block paved driveway, allowing for off-street parking, and in turn provides access to the Garage & main entrance door.

### Garage 15' 0" x 7' 4" (4.56m x 2.24m)

Having an electrically operated roller shutter garage door to the front elevation, and fitted with work surfaces with undercounter space(s) for appliance(s). There is a further double glazed pedestrian door to the rear elevation which gives access to/from the rear garden.

### Guest WC 2' 11" x 4' 6" (0.89m x 1.36m)

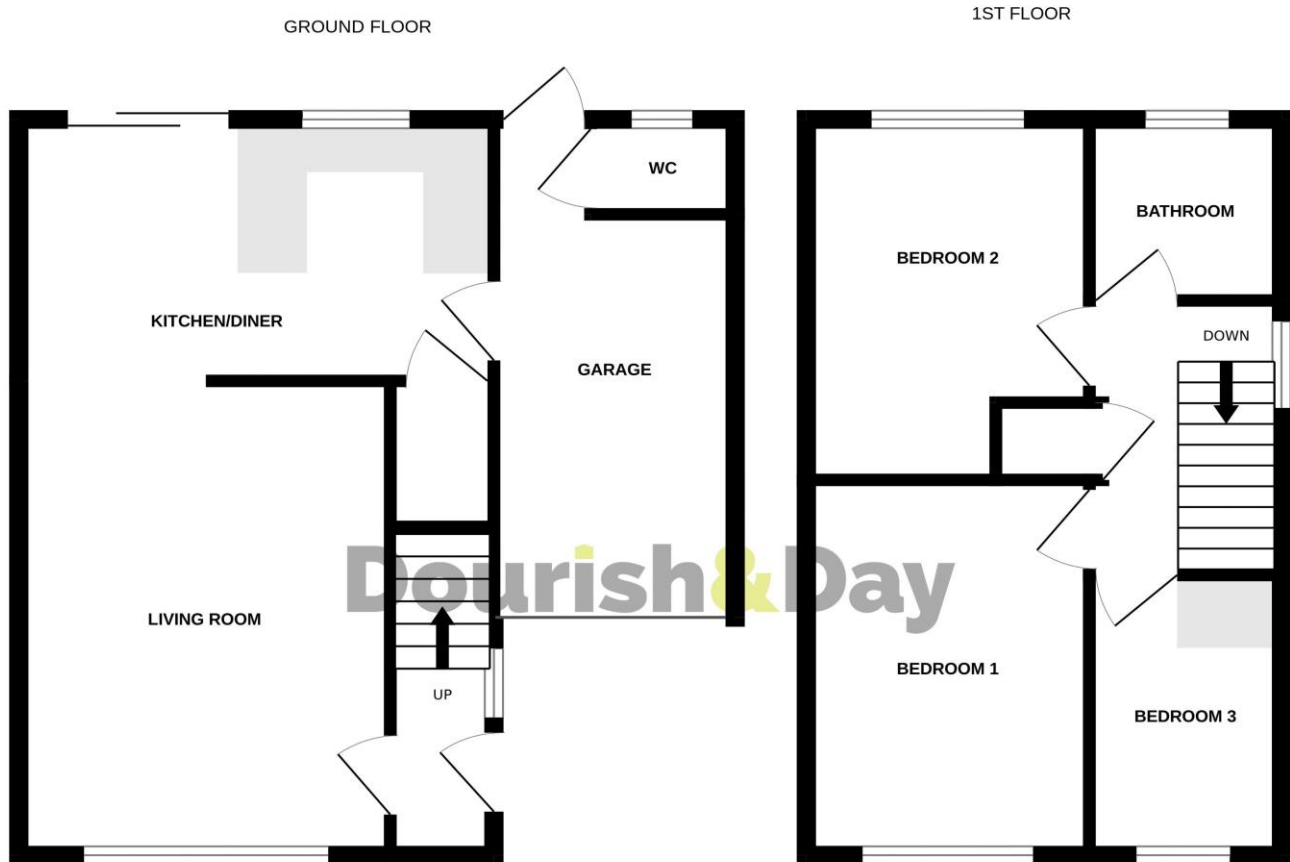
Located to the rear of the garage, and fitted with a white suite comprising of a low-level WC & wash hand basin, whilst also having a double glazed window to the rear elevation.

## Outside Rear

A lovely sized rear garden that features a paved patio seating/outdoor entertaining area with two steps rising to a raised lawned garden area, having a variety of planting beds, enclosed by panelled fencing.







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 - lower running costs			
95%+ A			
91% & 1 B			88
89-90% C			
84-88% D			
79-84% E		54	
71-78% F			
61-70% G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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