



£325,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Wildwood Stafford

Rowan Glade Wildwood
Stafford Staffordshire



Nestled Deep in the popular Wildwood Estate is this beautifully presented link-detached spacious family home, situated in a quiet cul-de-sac within walking distance to local amenities including well regarded schooling.

This superb property comprises an entrance hallway, living room, dining room, large garden room and kitchen. Heading upstairs is where you will find the family bathroom and the four well-proportioned bedrooms with the principal bedroom boasting its very own en-suite shower room. Externally is that lovely garden plot with a good sized block paved driveway, garage and a enclosed rear garden.

- Large Link Detached Family Home
- Living Room & Dining Room
- Kitchen & Large Garden Room
- Four Well Proportioned Bedrooms
- En-Suite Shower Room & Family Bathroom
- Driveway, Garage & Rear Garden

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a modern double glazed composite entrance door, and having stairs off, rising to the First Floor Landing & accommodation, wood effect flooring, radiator, and internal door(s) off, providing access to;

Living Room 14' 2" x 13' 2" (4.33m x 4.01m)

A welcoming, bright & spacious reception room, having a double glazed bow window to the front elevation, and a radiator.

Dining Room 9' 3" x 8' 7" (2.83m x 2.62m)

A second reception room, having inset ceiling downlighting, wood effect flooring, radiator, and a large opening leading directly through to the Garden Room.

Garden Room 12' 4" x 14' 2" (3.76m x 4.33m)

A brick based garden room with double glazed windows and double doors providing views and access to the rear garden, and inset ceiling downlighting.

Kitchen 10' 11" x 15' 3" (3.32m x 4.66m) (maximum measurements)

Fitted with a matching range of wall, base & drawer units with work surfaces over & extending to form a breakfast bar area, and incorporating an inset 1.5 bowl sink with drainer & mixer tap, and a comprehensive range of integrated appliances that include; a double electric oven/grill, hob with extractor hood above, dishwasher, fridge/freezer & washing machine. In addition, there is



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useful built-in storage cupboard, ceramic tiled flooring, two double glazed windows to the rear elevation, and a double glazed door leading directly out to the rear garden.

First Floor Landing

Having a built-in cupboard housing the gas central heating boiler, a further built-in storage cupboard, an access point to the loft space, and internal door(s) off, providing access to;

Bedroom One 12' 6" x 9' 11" (3.81m x 3.03m) (measured INTO fitted wardrobe space)

A double bedroom, featuring fitted double wardrobes, and having a double glazed window to the front elevation, radiator, and further internal door leading directly in to the En-suite shower room.

En-suite (Bedroom One) 9' 4" x 5' 10" (2.84m x 1.79m)

Fitted with a suite comprising of a low-level WC, a vanity style wash hand basin with mixer tap, and a tiled shower cubicle housing a mains-fed mixer shower. In addition, there is a useful built-in cupboard, wood effect flooring, a double glazed window to the front elevation, and a radiator.

Bedroom Two 11' 10" x 8' 1" (3.61m x 2.46m)

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

Bedroom Three 11' 9" x 7' 0" (3.58m x 2.14m)

A third double bedroom, featuring a built-in double wardrobe, and having an access point to the loft space, a double glazed window to the front elevation, and a radiator.

Bedroom four 7' 2" x 7' 0" (2.18m x 2.14m)

Having a double glazed window to the rear elevation, and a radiator.

Bathroom 5' 7" x 7' 9" (1.71m x 2.36m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with mixer tap, and a panelled bath with a mains-fed mixer shower over. In addition, there is recessed ceiling downlighting, two double glazed windows to the rear elevation, and a chrome towel radiator.

Outside Front

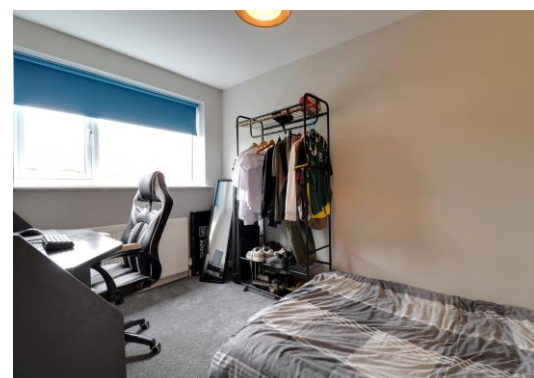
The property is positioned at the end of a cul-de-sac and is approached over a large block paved driveway providing ample off-street parking, and access directly to the Garage and front entrance door.

Garage 15' 7" x 7' 10" (4.74m x 2.38m)

A single integral garage, having an up and over vehicle access door on the front elevation, a further pedestrian access door leading to/from the Kitchen, and benefitting from having both power & lighting installed.

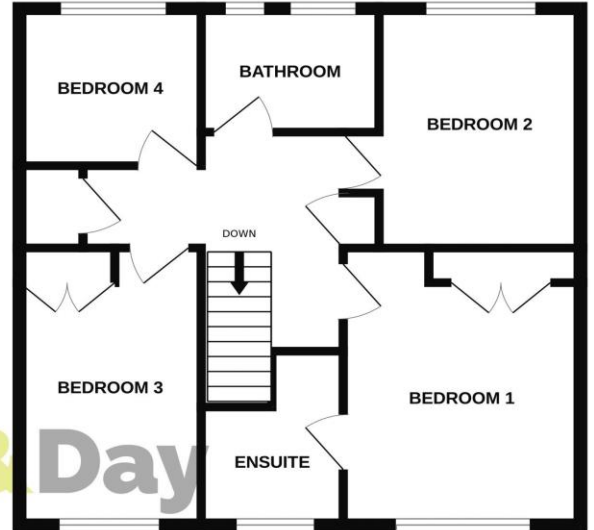
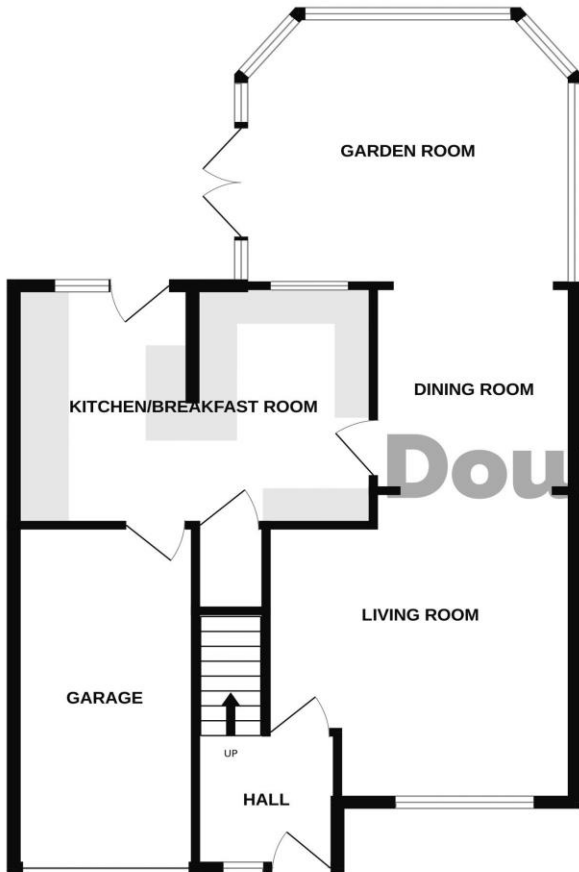
Outside Rear

An enclosed and good sized rear garden which features a large paved patio seating/outdoor entertaining area leading on to a well maintained awned garden with a variety of established planting beds.



GROUND FLOOR

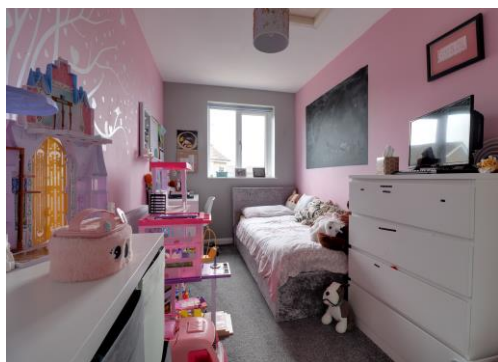
1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		82
(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			EU Directive 2002/91/EC
			www.epcrea.com

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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