



## Wildwood Stafford

Sharnbrook Grove Wildwood  
Stafford Staffordshire

£180,000

Buyers go wild over houses at Wildwood and in this case, we are not surprised as this beautifully presented home ticks so many boxes. Offering excellent nearby schools including Barnfields Primary & Walton High School, walking distance to the local shops in addition to Wildwood Park, superb nearby walks and only a short drive to the Stunning Cannock Chase known as an Area Of Outstanding Natural Beauty, what more could you want. Being located in a cul-de-sac on this delightful end plot and comprising of entrance hall, living room, dining room, refitted contemporary kitchen. Upstairs are three bedrooms and the family bathroom, whilst the gardens include a drive providing off road parking and gated access to a detached single garage.

- Excellent School Catchments Within Walking Distance
- Local Shops, Amenities & Wildwood Park
- Three Bedroom Semi-Detached
- Pleasant End Plot With Detached Garage
- Modern Refitted Kitchen & Bathroom
- **Vacant Possession & No Upward Chain**

**Arrange a viewing...**

01785 223344

hello@dourishandday.co.uk

**Dourish & Day**

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155  
VAT No: 261 6721 09



## Entrance Hallway

Having stairs off to the first floor landing & accommodation, radiator, internal door to Lounge, and a double glazed entrance door.

## Lounge 14' 4" x 11' 7" (4.36m x 3.52m)

Having a radiator, wall mounted gas fire, a double glazed window to the front elevation, and an open-plan archway leading through to the Dining Room.

## Dining Room 9' 2" x 7' 4" (2.79m x 2.23m)

Having a radiator, a double glazed window to the rear elevation, and an internal door to;

## Kitchen 6' 8" x 7' 0" (2.04m x 2.13m)

Fitted with a modern range of wall, base & drawer units, with work surfaces over to three sides which incorporates an inset stainless steel sink with drainer & contemporary style chrome mixer tap and a four ring electric hob with an integrated Bosch electric double oven/grill beneath. In addition, the kitchen incorporates a built-in breakfast bar, and also has inset ceiling spot lighting, radiator, ceramic splashback tiling to the walls, wood effect vinyl flooring, space to accommodate a fridge/freezer, a double glazed window to the rear elevation, and a double glazed door to the side elevation.



**Arrange a viewing...**

01785 223344

hello@dourishandday.co.uk

**Dourish & Day**

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155  
VAT No: 261 6721 09

## First Floor Galleried Landing

Having a built-in airing cupboard, access hatch to the loft space, and a double glazed window to the side elevation.

## Bedroom One 12' 0" x 8' 7" (3.65m x 2.61m)

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

## Bedroom Two 9' 9" x 8' 5" (2.96m x 2.57m)

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

## Bedroom Three 9' 0" x 6' 0" (2.74m x 1.82m)

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

## Family Bathroom 5' 9" x 5' 5" (1.76m x 1.66m)

Fitted with a modern white suite comprising of a low-level dual-flush WC with a concealed cistern, a wash hand basin set into top, with chrome mixer tap & cupboard beneath, and a panelled bath with shower over. There is part-ceramic tiling to the walls, full-height aqua panelling to walls around bath area, radiator, and a double glazed window to the rear elevation.

## Outside Front

The property sits behind a low-maintenance woodchip covered front garden area with an adjacent driveway providing off-road parking for vehicles, and hedging to side perimeter with timber gated access where the drive continues to a single detached garage.

## Detached Garage 18' 2" x 8' 3" (5.53m x 2.52m)

A single garage having an up and over vehicular access door to the front elevation, and a window to the rear elevation.

## Outside Rear

A pleasant and private rear garden, featuring a paved patio seating area, a lawned garden area, planted hedges with panelled fencing & brick walling to the surrounds.



Arrange a viewing...

01785 223344

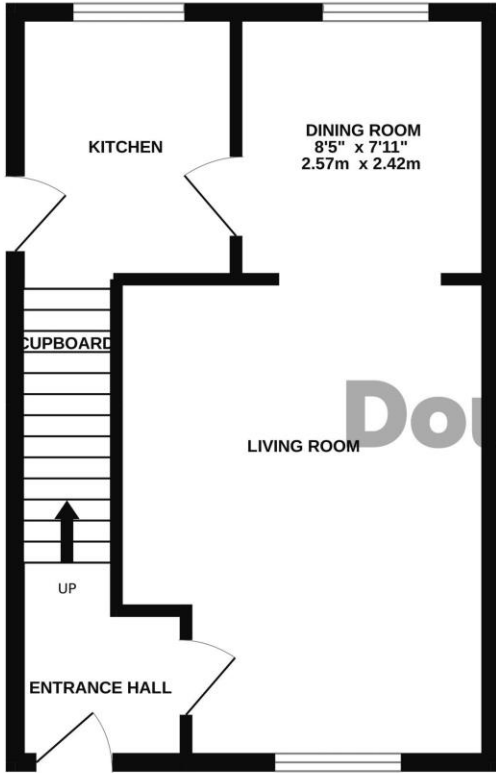
hello@dourishandday.co.uk

Dourish & Day

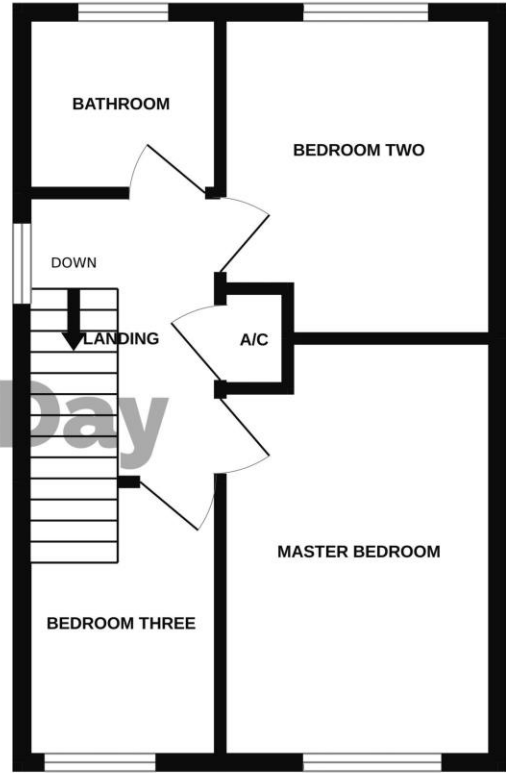
14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155  
VAT No: 261 6721 09

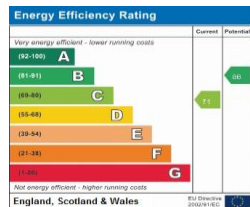
GROUND FLOOR



1ST FLOOR



Dourish&Day



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.  
Made with Metropix ©2022



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

Arrange a viewing...

01785 223344

hello@dourishandday.co.uk

Dourish & Day

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155  
VAT No: 261 6721 09