



£220,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

Wildwood Stafford

Briarsleigh Wildwood
Stafford Staffordshire



Don't miss the opportunity to view this semi-detached three-bedroom property which is bound to leave a lasting impression. Nestled in the sought-after Wildwood area, it boasts excellent nearby schools, convenient amenities, and expansive green spaces.

Inside, you'll find an inviting layout which comprises of an entrance hallway, a spacious living room, a well-appointed kitchen/diner, and a generous conservatory with views of the private rear garden. On the first floor, there are three bedrooms and a bathroom with a separate WC. Outside, the property includes a single garage, while both the front and rear gardens provide ample space for enjoyment and are thoughtfully maintained for easy upkeep. This property is being offered with No Upward Chain.

- Three Bedroom Semi-Detached Property
- Living Room & Dining Kitchen
- Good Sized Double Glazed Conservatory
- Private Rear Garden & Single Garage
- Close To Schooling & Amenities
- No Onward Chain

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Entrance Hall

Being accessed through a double glazed entrance door.

Living Room 10' 5" x 17' 11" (3.17m x 5.47m)

A bright spacious living room having an Adam style fireplace with a marble effect hearth and insert and a pebble effect electric fire. Two radiators and double glazed windows to the front and side elevation.

Kitchen Diner 9' 6" x 17' 11" (2.89m x 5.45m)

An open plan kitchen / dining room having a range of matching units extending to base and eye level and fitted granite effect work surfaces with an inset single drainer sink unit with chrome mixer tap. Range of integrated cooking appliances including an oven, five ring gas hob and cooker hood over. Tiled splashbacks, tiled floor to the kitchen area and wood effect floor to the dining area. Two radiators, stairs leading to the first floor with understairs storage cupboard, additional storage cupboard, double glazed window overlooking the rear elevation, double glazed door to the side and double glazed sliding patio doors leading to:



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Conservatory 11' 3" x 8' 6" (3.42m x 2.58m)

Of brick base construction with double glazed windows and double glazed door proving views and access to the rear garden, wood effect laminate flooring and radiator.

First Floor Landing

Having storage cupboard housing the gas central heating boiler and access to loft space.

Bedroom One 10' 10" x 9' 6" (3.29m x 2.90m)

A good sized double bedroom having a useful storage cupboard with clothes rail, wood effect laminate flooring, radiator and double glazed window to the front elevation.

Bedroom Two 9' 10" x 12' 1" (2.99m x 3.69m)

A second double bedroom having an over-stairs storage with clothes rail, wood effect laminate flooring, radiator and double glazed window to the rear elevation.

Bedroom Three 7' 11" x 8' 4" (2.41m x 2.53m)

Having a floor to ceiling wardrobe with clothes rail, radiator and double glazed window to front elevation.

Bathroom 5' 1" x 5' 7" (1.55m x 1.70m)

Having a white suite that includes a panelled bath with mains shower over, glazed screen and chrome mixer tap, wash hand basin with chrome mixer tap and vanity units beneath. Chrome towel radiator, white splash back tiling, wood effect laminate flooring and double glazed window to the side elevation.

Separate WC 4' 11" x 2' 5" (1.50m x 0.74m)

Having a WC, electric radiator and double glazed window to the side elevation.

Outside – Front

The front garden is mainly laid to lawn with a pathway leading to the front garden and gated access leading to the rear garden.

Outside - Rear

Having steps leading up to a block paved area being ideal for al-fresco dining and having a variety of beds with shrubs and trees. Gated rear access leads to:

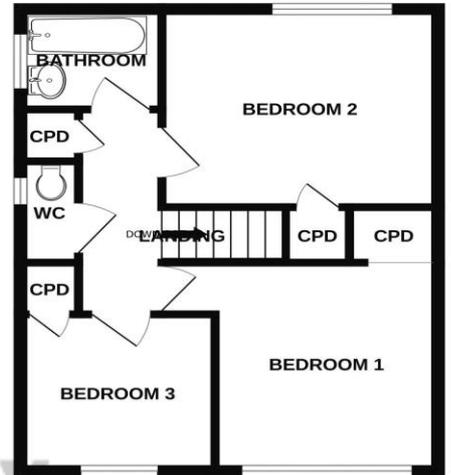
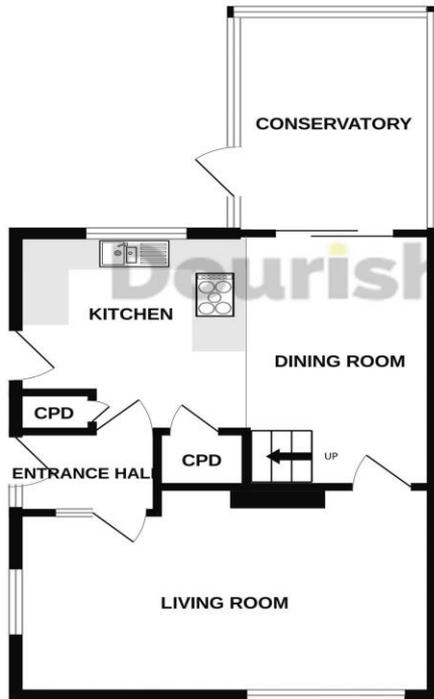
Garage

Having an up and over door, power and lighting.



GROUND FLOOR
651 sq.ft. (60.4 sq.m.) approx.

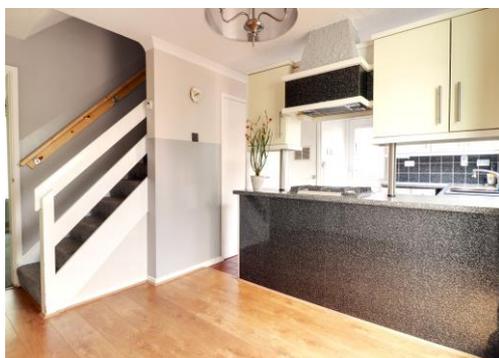
1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.

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
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		70	84
Less energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
www.ec.europa.eu			



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