



£235,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

## Wildwood Stafford

Caldervale Drive Wildwood  
Stafford Staffordshire



*This fantastic and much improved three bedroom semi detached house could be your next step up on the housing ladder, situated in a small cul-de-sac within Wildwood, one of Stafford's highly regarded locations having nearby amenities, schooling, canal walks, parkland all within walking distance as well as being only a bike ride away from the stunning Cannock Chase.*

Internally the accommodation comprises of an entrance hallway, living room and a refitted, contemporary style dining kitchen with patio doors leading to the rear garden. To the first floor there are three bedrooms and a refitted bathroom. Externally the property benefits from ample off road parking, detached single garage and a superb, landscaped rear garden with two cut Indian stone seating areas.

- Beautifully Presented 3 Bed Semi Detached House
- Living Room & Modern Refitted Dining Kitchen
- Ample Off Road Parking & Detached Garage
- Superb Landscaped Rear Garden
- Close To Schools & Nearby Shops & Amenities

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hall

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

## Lounge 15' 0" x 11' 7" (4.57m x 3.52m)

Having composite sandstone effect fire surround with matching inset and hearth housing the coal effect gas fire, wood effect flooring, radiator and double glazed bow window to the front elevation.

## Dining Kitchen 8' 5" x 14' 8" (2.56m x 4.46m)

A superb, refitted contemporary style dining kitchen having a range of matching units extending to base and eye level with fitted work surfaces having inset one and a half bowl ceramic sink drainer with chrome mixer tap. Range of integrated appliances including an oven/grill, four ring gas hob with glass and stainless steel cooker hood over. Under cupboard lighting, bevelled edge splashback tiling, space and plumbing for appliances, tiled floor, under stairs storage cupboard, further open storage cupboard which currently houses the fridge/freezer, radiator, double glazed door to the side elevation, double glazed window and double glazed sliding door giving views and access to the rear garden.



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## First Floor Landing

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

## Bedroom One 12' 5" x 8' 6" (3.79m x 2.59m)

Having fitted double wardrobes with drawers beneath, feature panelled effect wall, radiator and double glazed window to the front elevation.

## Bedroom Two 8' 11" x 8' 6" (2.72m x 2.60m)

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

## Bedroom Three 8' 9" max x 6' 0" (2.67m max x 1.83m)

Having fitted double wardrobe with storage beneath, radiator and double glazed window to the front elevation.

## Family Bathroom 5' 9" x 5' 10" (1.74m x 1.79m)

Having a suite comprising of a panelled bath with glass shower screen and mains shower over, pedestal wash basin with chrome mixer tap and low level WC. Tiled walls, tiled floor, chrome towel radiator and double glazed window to the rear elevation.

## Outside - Front

There is a good-sized lawned front garden and driveway which continues to the side of the property and leads to the garage. Secure gated access leads to the rear garden.

## Garage

Having an up and over door to the front and a personal door leading to the rear garden.

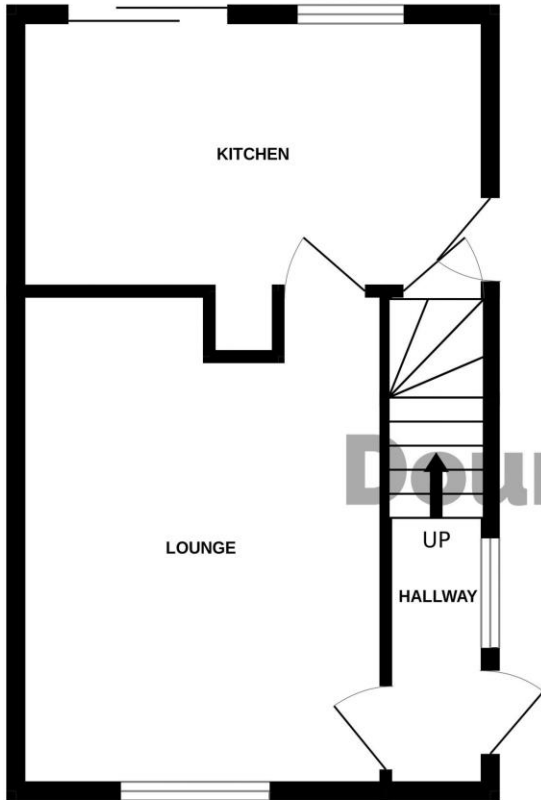
## Outside - Rear

The landscaped rear garden includes well stocked raised sleepers beds and the remainder of the garden is mainly laid to lawn with a cut Indian stone pathway and two cut Indian stone patio areas. The garden also has outside lighting and an outside water tap.

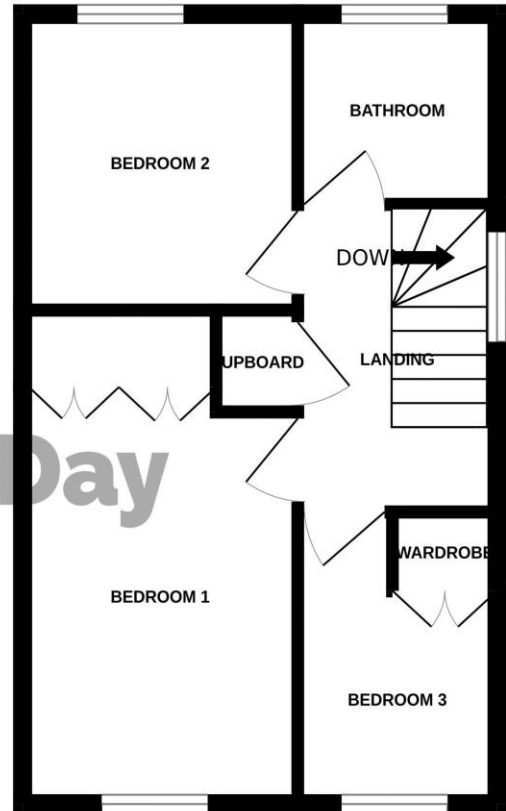




GROUND FLOOR



1ST FLOOR



Dourish&Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		65 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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