



£230,000

KEY TENURE: **Freehold**

EPC RATING: **C**

COUNCIL TAX BAND: **B**

Wildwood Stafford

Swallowdale Wildwood
Stafford Staffordshire



Embark on your journey to find the perfect family home with this charming three-bedroom semi-detached property.

Step inside to discover an inviting entrance hall, convenient guest WC, well-appointed kitchen, spacious living room, and a useful utility room—all on the ground floor. Upstairs, three comfortable bedrooms and a family bathroom await, providing ample space for the whole family to thrive. Outside, revel in the convenience of a double-width driveway, integral garage, and a meticulously manicured private rear garden—perfect for outdoor gatherings and relaxation. Nestled in a highly desirable location, this home offers easy access to local shops, amenities, and Stafford's vibrant town centre. Don't let this opportunity pass you by! Call us today to schedule your viewing appointment and secure your family's future in this wonderful property.

- Three Bedroom Semi-Detached Family Home
- Living Room, Kitchen & Dining Room
- Three Bedrooms & Family Bathroom
- Guest WC & Integral Garage
- Driveway, Garage & Private Rear Garden
- Extremely Popular Location

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Accessed through a double glazed entrance door, having stairs off, rising to the first floor landing & accommodation, a useful storage cupboard, radiator, wood effect laminate flooring & internal door(s) off, providing access to;

Guest WC 7' 7" x 2' 6" (2.30m x 0.76m)

Fitted with a suite comprising of a low-level WC & pedestal wash hand basin with chrome taps over. There is ceramic splashback tiling around the suite area, tiled effect flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

Kitchen 11' 3" x 8' 4" (3.42m x 2.54m)

A breakfast kitchen featuring a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel single bowl sink/drainer with chrome mixer tap over, extending also to form a breakfast bar area, and a range of integrated/fitted appliances including; electric oven/grill, electric hob with hood over & dishwasher. The kitchen also benefits from having ceramic splashback tiling to the walls, ceramic tiled flooring, a radiator, and a double glazed window to the front elevation.



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Living Room 15' 2" x 14' 8" (4.62m x 4.46m)

A spacious reception room, having a double glazed window to the front elevation, a useful under-stairs storage area, and radiator. There is a double glazed door to the rear elevation.

Dining Room 15' 1" x 7' 9" (4.59m x 2.36m)

A second good sized reception room, having a double glazed window to the rear elevation & radiator.

First Floor Landing

Having a double glazed window to the side elevation, a built-in airing cupboard housing a wall mounted gas central heating boiler, access to the loft space, and internal doors off, providing access to all bedrooms & bathroom.

Bedroom One 12' 10" x 8' 6" (3.92m x 2.59m)

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

Bedroom Two 12' 1" x 8' 4" (3.68m x 2.53m)

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

Bedroom Three 7' 11" x 5' 10" (2.42m x 1.79m)

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

Bathroom 6' 2" x 6' 0" (1.87m x 1.83m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap over, and a panelled bath with chrome taps & mains-fed mixer shower over with screen to side. The bathroom also benefits from having part-ceramic tiled walls, tiled effect flooring, a chrome towel radiator, and a double glazed window to the front elevation.

Outside Front

The property is approached over a double width driveway providing ample off-street vehicle parking and access to the attached single garage & main front entrance door.

Garage 17' 11" x 8' 4" (5.47m x 2.54m)

A single attached garage having an up and over garage door to the front elevation & further internal door leading to/from the entrance hallway. The garage also benefits from having both power & lighting installed.

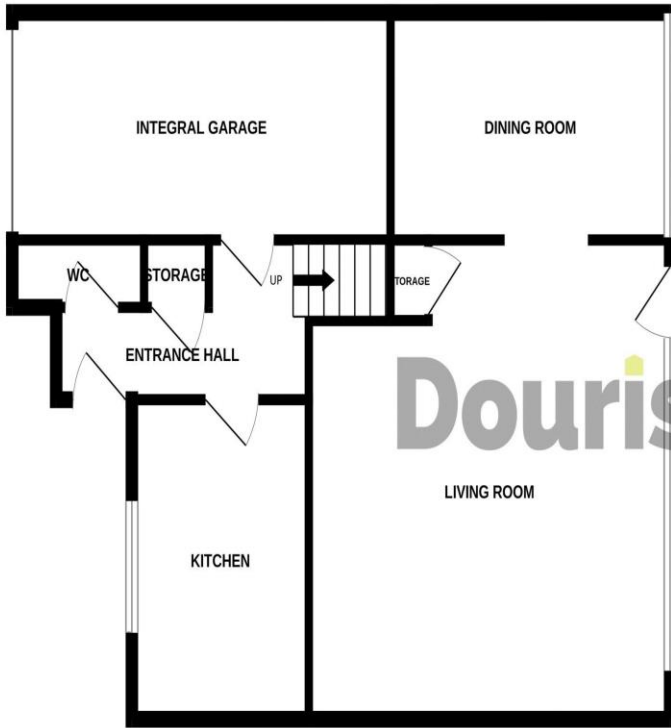
Outside Rear

An enclosed private rear garden featuring a block paved seating area with a small brick wall with mature plants & flowers & steps leading up to a raised lawned garden area, with the additional benefit of a garden shed & a further planting bed area.



GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(15-38)	F		
(1-14)	G		
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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