



£240,000

KEY TENURE: **Freehold**

EPC RATING: **C**

COUNCIL TAX BAND: **B**

Wildwood Stafford

Ravenswood Crest Wildwood
Stafford Staffordshire



Experience the allure of contemporary living in this thoughtfully presented home nestled in Ravenswood Crest, situated within the sought-after enclave of Wildwood. Enjoying proximity to esteemed schools, convenient shopping, and an array of amenities, as well as the natural splendour of Cannock Chase just a short drive away, this residence offers a modern lifestyle.

Step inside to discover an inviting entrance hallway leading to a kitchen, dining room and a spacious living room complete the ground floor layout. Venture to the first floor to find three comfortable bedrooms and a stylish family bathroom. Outside, ample off-road parking, a well-proportioned garage, and a meticulously landscaped rear garden await, offering both convenience and serenity. With the added convenience of no onward chain, seize the opportunity and schedule your viewing appointment today.

- Three Bedroom Semi-Detached Family Home
- Living Room, Dining Room & Kitchen
- Three Bedrooms & Family Bathroom
- Driveway, Carport & Private Rear Garden
- Located In A Highly Desirable Area
- No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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hello@dourishandday.co.uk



Entrance Porch

Accessed through a double glazed entrance door, in turn providing access to the entrance hallway through a further glazed door.

Entrance Hallway

Having stairs off, rising to the first floor landing & accommodation with useful understairs storage cupboard, a further built-in cupboard housing the wall mounted gas central heating boiler, radiator & wood laminate flooring.

Living Room 15' 3" x 11' 6" (4.65m x 3.50m)

A good sized reception room, having wood laminate flooring, radiator, a double glazed bow window to the front elevation, and glazed internal doors leading into the dining room.

Dining Room 8' 5" x 8' 10" (2.57m x 2.70m)

Having wood laminate flooring, radiator, a double glazed door to the rear elevation, and a double glazed window to the rear elevation.



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Kitchen 8' 10" x 8' 10" (2.69m x 2.70m)

Having a range of matching base & eye-level units with fitted work surfaces incorporating an inset single bowl sink/drainers unit with chrome mixer tap, and a range of appliances including an electric oven/hob, induction hob with extractor hood over & spaces for further kitchen appliances. The kitchen also benefits from having tiled flooring, double glazed windows to both the side & rear elevations, and a double glazed door to the rear elevation.



First Floor Landing

Having a double glazed window to the side elevation, loft access, radiator, and internal doors off to all bedrooms & bathroom.

Bedroom One 10' 4" x 9' 5" (3.16m x 2.86m)

A double bedroom, having a storage cupboard, wood effect vinyl flooring, radiator, and a double glazed window to the front elevation.



Bedroom 11' 5" x 9' 5" (3.49m x 2.87m)

A second double bedroom, having a storage cupboard, radiator, wood effect vinyl flooring, and a double glazed window to the front elevation.

Bedroom Three 6' 10" x 8' 6" (2.08m x 2.59m)

Having a radiator, wood effect vinyl flooring, and a double glazed window to the front elevation.

Bathroom 5' 7" x 8' 3" (1.69m x 2.51m)

Fitted with a white suite comprising of a panelled bath with chrome mixer tap, shower screen & electric shower over, a pedestal wash hand basin with chrome mixer tap over, and a low-level WC. The bathroom also benefits from having ceramic tiled walls, tiled effect flooring, a radiator & two double glazed windows to the rear elevation.



Outside Front

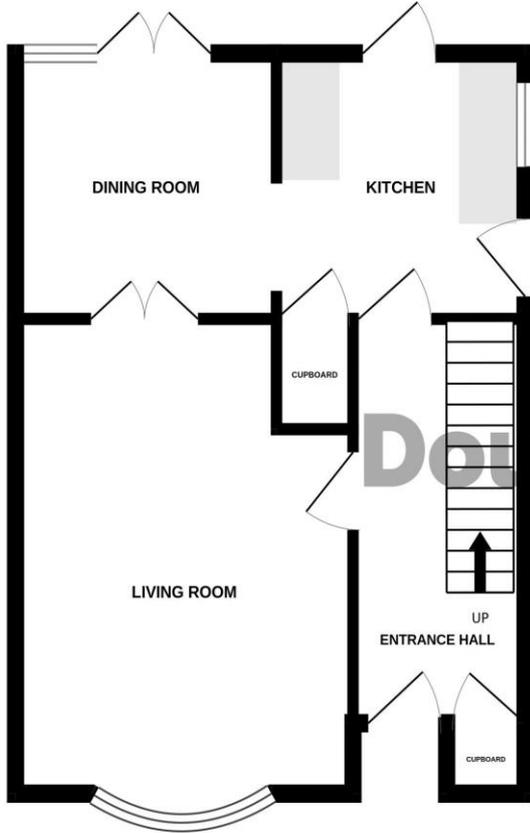
The property is approached over a driveway providing off-street parking for vehicles providing access to the entrance door & carport via wooden gates. To the side is a well manicured lawned garden area, a further decorative gravelled garden area with a variety of mature plants, trees & shrubs.

Outside Rear

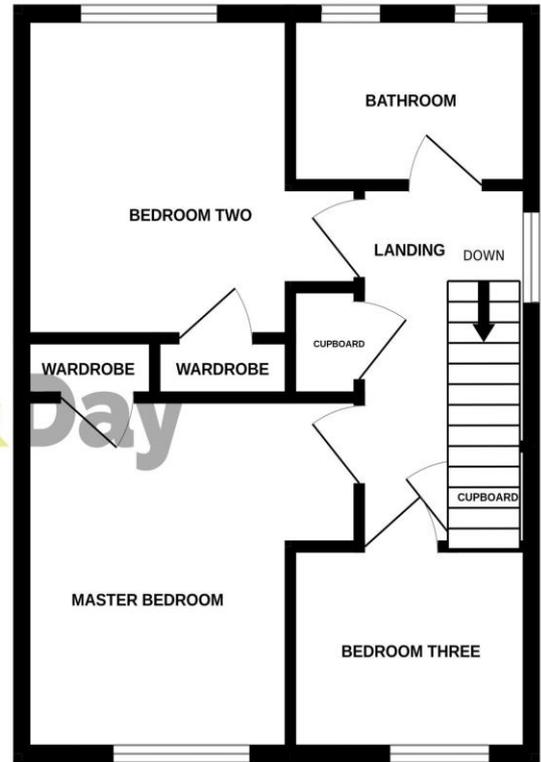
A private & enclosed rear garden featuring a paved seating area, laid mainly to lawn which is well manicured having an array of mature plants, trees & shrubs, and includes a garden shed sited towards the far rear of the garden.



GROUND FLOOR



1ST FLOOR



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
Very energy efficient - Great rating cost	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(11-20)		
G	(1-10)		
Very energy efficient - Higher rating costs			
England & Wales		69	83
EU Directive 2002/91/EC			
www.epra.co.uk			



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