



£320,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: B

Wildwood Stafford

Firbeck Gardens Wildwood
Stafford Staffordshire



Open plan modern day living is very desirable now a days and this extended family home is the perfect example of what can be created and is ready to move straight into.

Both inside and out, the home is very different from the original design and offers a unique package ideal for a family and for socialising. The stylish open plan arrangement provides a large room and includes the lounge, dining area and modern fitted kitchen. There are two rear facing French doors, one of which leads into the conservatory and the other to the rear garden. Off the kitchen is a combined utility and guest WC. The entrance hallway has a door off to the garage. Upstairs there are four bedrooms and a stylish family bathroom. Outside there is ample parking to the block paved drive and to the rear a stylish garden with extended patio, bar and large outbuilding offering a variety of uses.

- Extended Four Bedroom Semi Detached House
- Impressive Open Plan Lounge/Dining/Kitchen
- Modern Contemporary Kitchen & Conservatory
- Separate Utility/Guest WC
- Four Bedrooms & Contemporary Bathroom

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Entrance Hall

Approached through a composite double glazed entrance door and having stairs leading to the first floor, inset ceiling spotlights, utility cupboard and internal door to garage.

Open Plan Living / Dining Room 23' 10" x 11' 2" (7.26m x 3.40m)

A fantastic and spacious open plan living/dining room which has a media wall with chimney recess being suitable for a wall mounted TV. Radiator, double glazed bow window to the front and double glazed French doors leading to the rear gardens and a further set of double glazed French doors leading to the conservatory.

Conservatory 11' 5" x 10' 4" (3.47m x 3.14m)

Having double glazed windows and two set of double glazed French doors giving views and access to the rear garden.

Breakfast Kitchen 14' 4" x 9' 7" (4.37m x 2.91m)

Being open plan from the dining area which creates an 'L' shaped arrangement and having a range of contemporary units extending to base and eye level and fitted work surfaces to two sides and incorporating a breakfast bar. There is an etched drainer adjacent to the one and a half bowl sink unit with mixer tap and matching upstands. Range of integrated appliances including a double oven, four ring induction hob with splashback and cooker



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hood over. Integrated dishwasher and fridge/freezer. Inset ceiling spotlights, column style radiator and double glazed window to the rear elevation.

Utility / Guest WC 4' 2" x 6' 9" (1.27m x 2.07m)

Having fitted work surface with space below for a washing machine and dryer and double wall cupboard and to the opposite wall a low level WC and vanity wash hand basin.

First Floor Landing

Having airing cupboard, access to loft space and inset ceiling spotlights.

Bedroom One 12' 0" x 9' 4" (3.65m x 2.84m)

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

Bedroom Two 11' 6" x 8' 0" (3.5m x 2.44m)

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

Bedroom Three 24' 0" x 6' 10" (7.32m x 2.08m)

A dual aspect room having two radiators and double glazed windows to the front and rear elevations.

Bedroom Four 6' 8" x 7' 10" (2.03m x 2.39m)

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

Family Bathroom 5' 8" x 8' 11" (1.72m x 2.73m)

Being fitted with a contemporary white suite including a panelled bath with concealed wall mounted taps, corner tap shower enclosure with mains shower, vanity wash basin with mixer tap and low level WC with concealed cistern. Inset ceiling spotlights, contemporary towel radiator and double glazed window to the rear elevation.

Outside - Front

The property is set behind a block paved, full width driveway which provides ample off road parking and gated side access leading to:

Outside - Rear

The landscaped rear garden has been designed with relaxation and entertaining having a large, tiled porcelain patio which leads onto an Astro turn lawn. There is a fitted bar with optics with an adjacent sun terrace.

Garden Room 11' 10" x 16' 2" (3.6m x 4.92m)

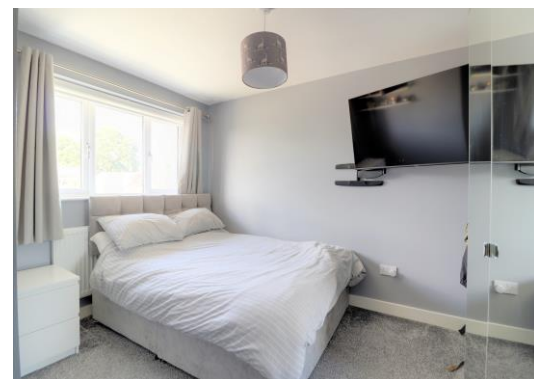
A versatile room which offers a variety of uses having power, lighting and internet point. There is also attached to the garden room, a further garden store which is ideal for further storage.

Garage 9' 5" x 6' 11" (2.87m x 2.1m)

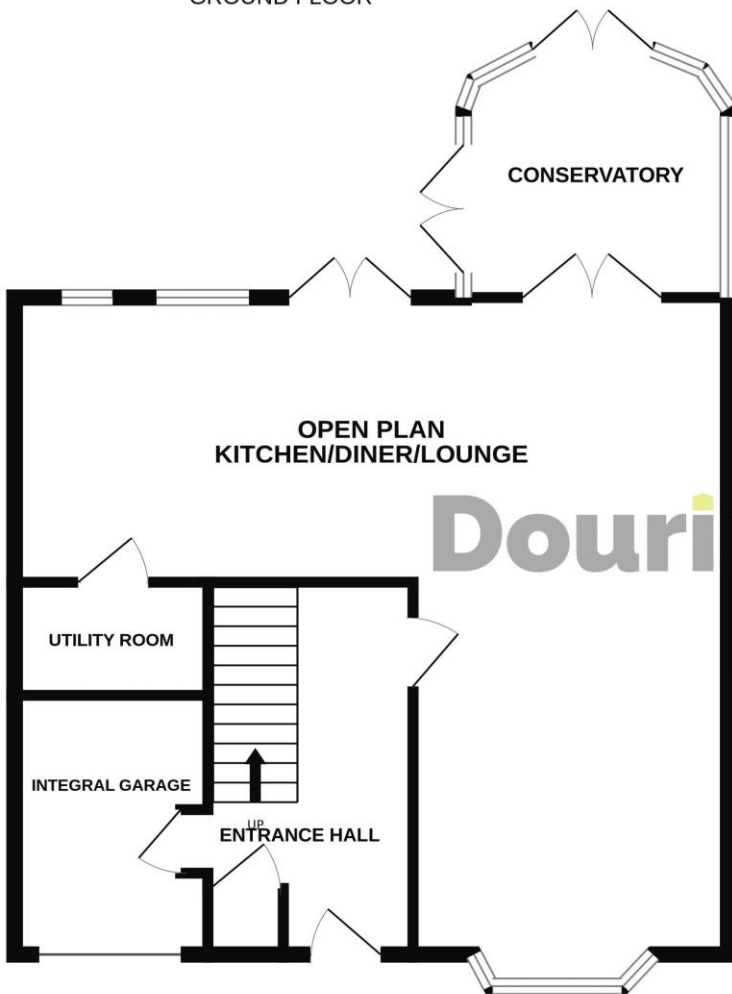
The garden has been partially divided and now provides useful storage with remote controlled roller shutter door the front, power and lighting.

Solar Panels

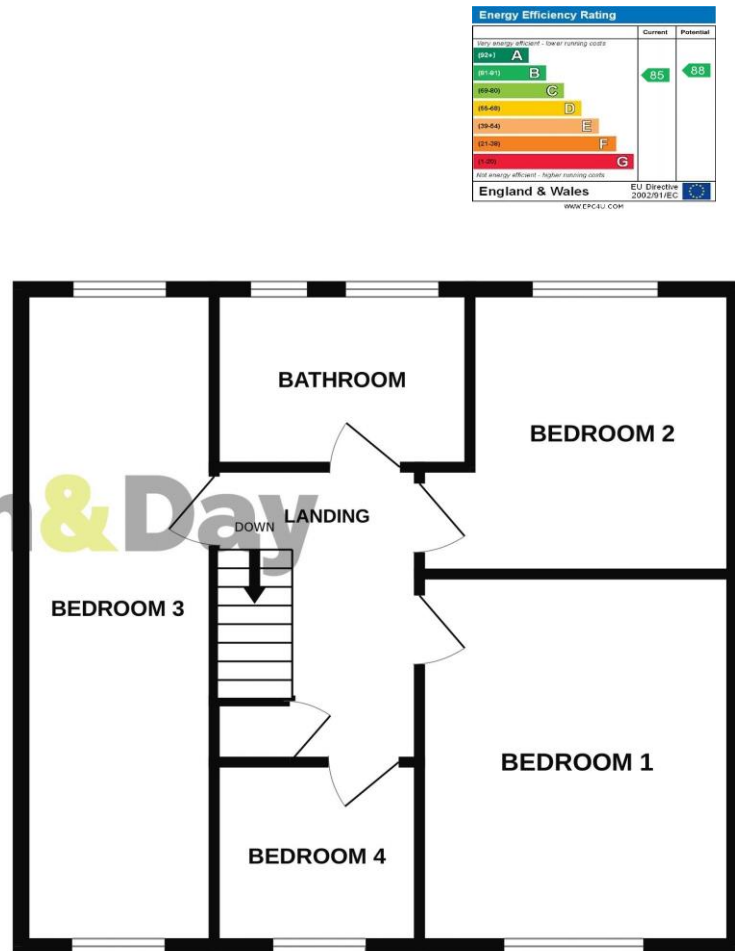
We understand that the solar panels on the roof of the property produce free electricity for the property with the remaining electricity going back into the grid and the panels are held on a leasehold agreement. You should seek clarification from your Solicitor at an early stage in the transaction.



GROUND FLOOR



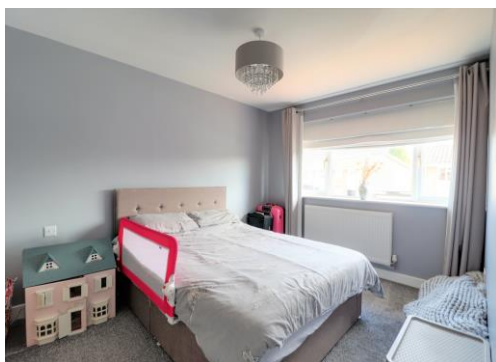
1ST FLOOR



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	85	88

England & Wales
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EU Directive 2002/91/EC

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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