



£250,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

## Wildwood Stafford

Ravenswood Crest Wildwood  
Stafford Staffordshire

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*There's something magical about this much improved and beautifully presented home in Ravenswood Crest, located in the highly desirable area of Wildwood with excellent nearby schooling, shops, amenities and the stunning Cannock Chase being only a short drive away.*

Internally the accommodation comprises of an entrance hallway, superb refitted dining kitchen with double glazed French doors leading to the good sized rear garden, Guest W.C and a spacious living room. To the first floor there are three bedrooms and a family bathroom. Externally the property enjoys ample off road parking, good sized garage, and a fantastic landscaped rear garden.

- Beautifully Presented Three Bed Semi Detached
- Refitted Dining Kitchen & Guest WC
- Spacious Living Room & Three Bedrooms
- Ample Off Road Parking & Large Garage
- Good Sized Landscaped Rear Garden
- Desirable Location Close To Amenities & Schooling

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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## Entrance Lobby

Double glazed door, wood effect flooring, and opening into kitchen/diner.

## Dining Kitchen 13' 1" x 17' 9" (3.99m x 5.42m)

Fitted with a matching range of modern shaker style wall, base & drawer units with oak worktop incorporating a ceramic Belfast sink with mixer tap over, space(s) for appliances(s) and integrated dishwasher. There is an understairs storage cupboard, vertical radiator, numerous downlights, stairs off to the first floor landing, double glazed window & double glazed double doors to the rear elevation.

## Guest WC

Fitted with a low-level WC, and a wash hand basin with mixer tap and storage unit under, half-panelled walls, radiator, and wood effect flooring.

## Lounge 10' 5" x 18' 0" (3.17m x 5.49m)

A spacious & beautifully presented lounge having coving, wood effect flooring, radiator, double glazed window to the side elevation, and double glazed bay window to the front elevation.



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## First Floor Landing

Having wood effect laminate floor, access to loft space, airing cupboard housing a wall mounted gas central heating boiler, doors off to bedrooms & bathroom.

## Bedroom One 10' 9" x 9' 7" (3.28m x 2.93m) max

Having stripped wood flooring, radiator, built-in double wardrobes with sliding doors, and a double glazed window to the front elevation.

## Bedroom Two 10' 0" x 12' 1" (3.05m x 3.68m)

A second double bedroom having radiator, built-in double wardrobes with sliding doors, and double glazed window to the rear elevation.

## Bedroom Three 7' 10" x 8' 3" (2.38m x 2.52m)

Having stripped wood flooring, radiator, dado rail, double glazed window to the front elevation.

## Bathroom 6' 9" x 5' 7" (2.07m x 1.71m)

Having panelled bath with chrome mixer tap & shower attachments, pedestal wash hand basin with mixer tap, chrome towel radiator, ceramic tiled walls, storage cupboard with shelving, double glazed window to the rear elevation.

## Separate WC

Comprising of a low-level WC, part-ceramic tiled walls, double glazed window to the side elevation.

## Outside

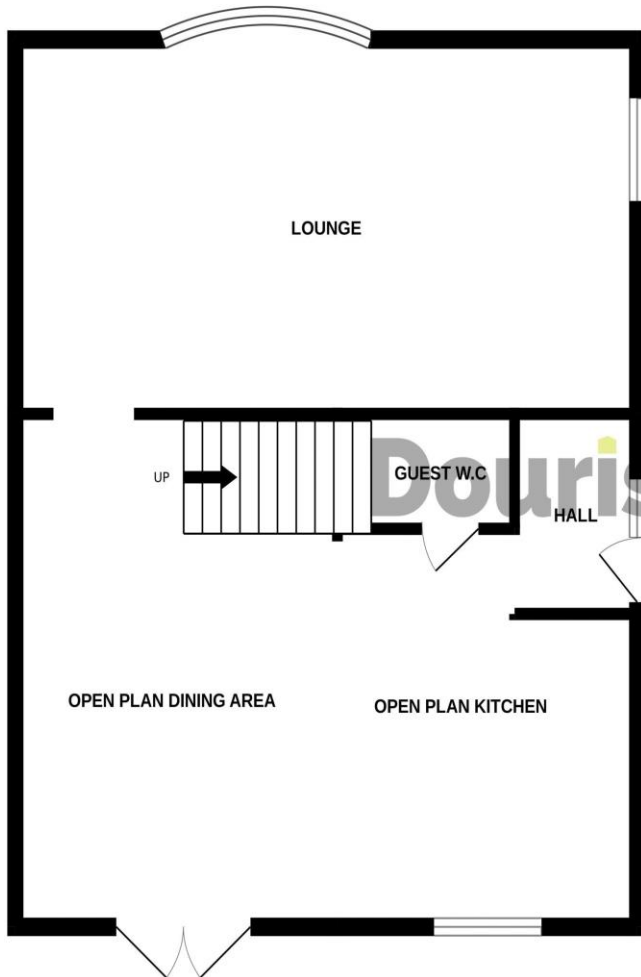
To the front of the property there is a lawned garden with driveway which continues to the side which leads to the garage. A good sized rear garden having paved seating area, gravelled seating area, laid mainly to lawn with raised sleeper beds, outside tap, and side access doors to the garage.

## Garage 23' 5" x 8' 7" (7.15m x 2.62m)

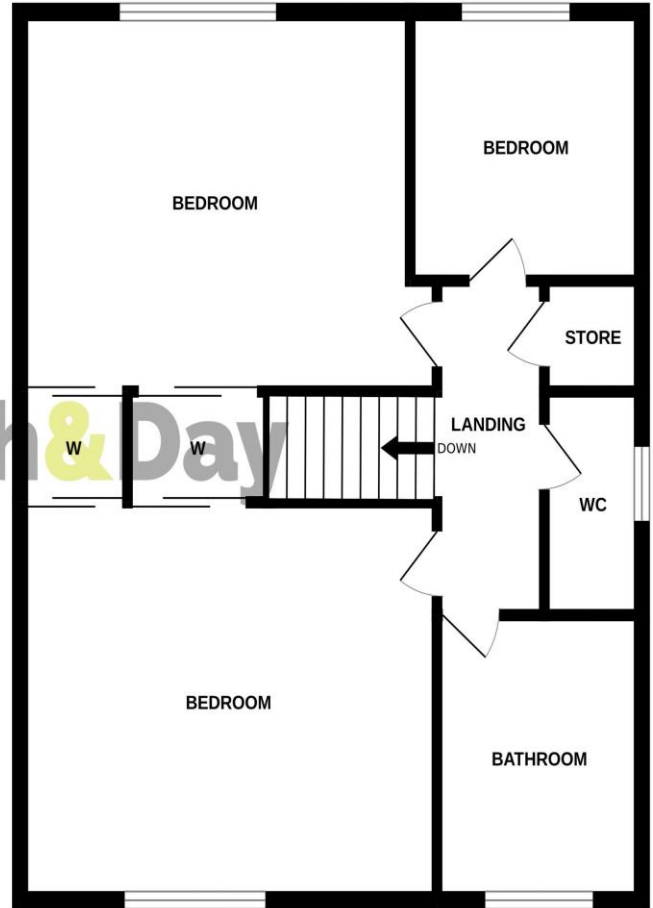
A larger than average garage, having power, lighting, side access door, window to the rear elevation, and up and over door to the front elevation.



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
100-125	A		85
81-100	B		
62-80	C		70
43-61	D		
25-42	E		
10-24	F		
1-9	G		

EU Energy Label - Other rating code  
England & Wales  
EU Directive 2002/91/EC  
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