



£250,000

KEY TENURE: **Freehold**

EPC RATING: **TBC**

COUNCIL TAX BAND: **B**

Wildwood Stafford

Briarsleigh Wildwood
Stafford Staffordshire

Step into the allure of this impeccably presented three-bedroom semi-detached end plot property.

The interior unfolds with a welcoming entrance hall, leading to a kitchen, a spacious dining room, a convenient guest WC, and a comfortable living room. Upstairs, three bedrooms await, accompanied by a useful utility room and a well-appointed bathroom. Outside, the property boasts a driveway for off-road parking, a garage, and a private rear garden, offering both convenience and outdoor enjoyment. Nestled in the highly desirable area of Wildwood, this property is surrounded by excellent nearby schooling, amenities, parkland, and picturesque walks, ensuring a fulfilling lifestyle. Don't delay—call us today to confirm your viewing appointment and seize the opportunity to make this property your new home!



- Beautifully Presented Three Bedroom Property
- Modern Kitchen & Spacious Dining Room With Office Nook
- Three Bedrooms & Utility Cupboard
- Family Bathroom & Guest WC
- Driveway, Single Garage, Private Rear Garden
- Close To Nearby Schools & Amenities

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hallway

Accessed through a solid wooden entrance door, having tiled flooring, radiator, and internal door(s) off, providing access to;

Kitchen 9' 5" x 6' 2" (2.86m x 1.89m)

Fitted with a modern range of matching shaker style wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel single bowl sink/drainage with a chrome mixer tap over, and including a range of integrated/fitted appliances which include; single electric oven/grill, induction hob with an extractor hood over, integrated microwave oven, integrated dishwasher, integrated refrigerator & freezer. There is ceramic splashback tiling to the walls, wood flooring, radiator, and a double glazed window to the side elevation.

Dining Room/Office Nook 9' 7" x 18' 0" (2.93m x 5.48m)

A spacious dining room, having stairs off, rising to the First Floor Landing & accommodation with an understairs storage cupboard, wood flooring continuing through from the Kitchen, two radiators, a double glazed window to the rear elevation, and double glazed sliding doors providing views and access to the rear garden.



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Guest WC 4' 8" x 3' 0" (1.41m x 0.91m)

Fitted with a white suite comprising of a low-level WC, and a wash hand basin with chrome mixer tap. There is ceramic splashback tiling around the suite area, ceramic tiled flooring & radiator.

Living Room 10' 8" x 11' 5" (3.26m x 3.49m)

Having a double glazed bow window to the front elevation, wood flooring & radiator.

First Floor Landing

Having a radiator, an open-plan utility area, access point to the loft space, and internal doors off, providing access to all Bedrooms & Bathroom.

Bedroom One 9' 11" x 12' 3" (3.02m x 3.73m)

A double bedroom, having a built-in cupboard, a double glazed window to the rear elevation & radiator.

Bedroom Two 10' 11" x 9' 7" (3.32m x 2.92m)

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

Bedroom Three 7' 11" x 8' 3" (2.41m x 2.51m)

Having useful single fitted wardrobe, a radiator and a double glazed window to the front elevation.

Bathroom 6' 7" x 5' 9" (2.00m x 1.74m)

Fitted with a modern contemporary styled white suite comprising of a P-shaped panelled bath with centre fill chrome mixer taps & a chrome mains-fed shower over, shower unit with waterfall shower head, a pedestal wash hand basin with chrome mixer tap, and a low-level WC. There is a contemporary period style radiator, Parquet effect wood flooring, contrasting ceramic splashback tiling around the suite area, and a double glazed window to the side elevation. The bathroom also accommodates a wall mounted gas central heating boiler.

Outside Front

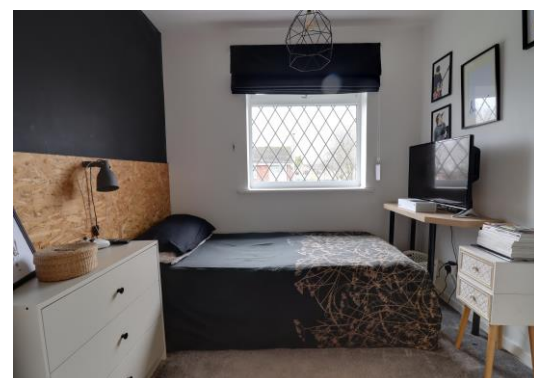
The property is positioned on an enviable corner plot and is approached over a driveway to the front elevation providing ample off-street parking and access to a single garage and main entrance door with lawned gardens to both sides having a mature tree and a variety of established shrubs.

Garage

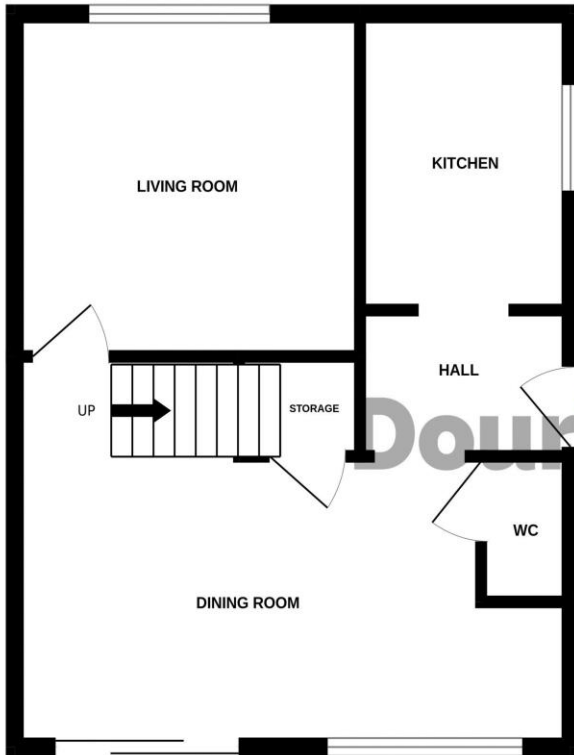
Having a roller shutter door to the front elevation.

Outside Rear

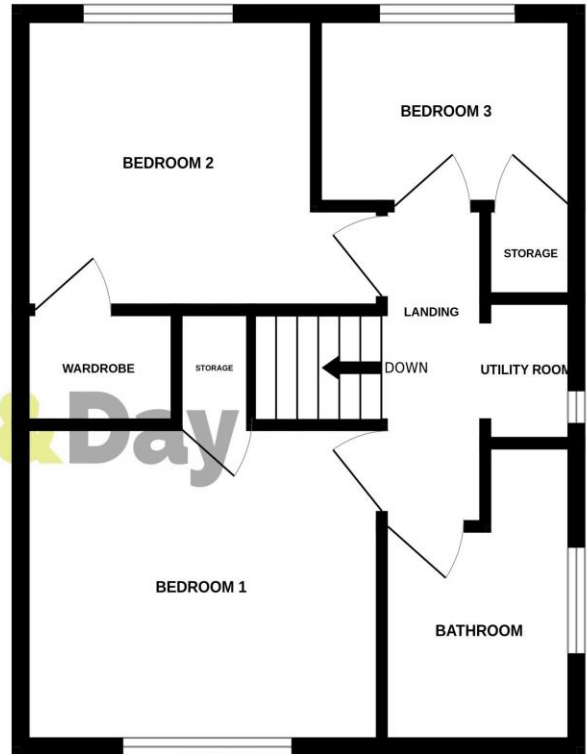
Accessed through a timber gate to the rear elevation, having a decorative cut stone paved patio seating/outdoor entertaining area with steps leading up to a further paved seating area leading onto a lawned garden edged by deep borders housing a variety of established plants & shrubs. There is a Pergola, decorative pond with waterfall feature, outdoor lighting, hot/cold water taps and is enclosed by a brick garden wall & panelled fencing.



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 - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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