



£250,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

Wildwood Stafford

Silverthorn Way Wildwood
Stafford Staffordshire



If your family needs more room than a typical home offers, this detached house could be exactly what you're searching for. It boasts well-proportioned rooms and comes with no chain.

The layout includes an entrance hall, guest WC, spacious living room, dining room, kitchen, and conservatory on the ground floor. Upstairs, you'll find the family bathroom and three well-proportioned bedrooms. Outside, there are gardens at both the front and rear, as well as a driveway leading to the detached tandem length garage. Properties in Wildwood are always in high demand, so don't hesitate to book your viewing appointment.

- Detached Family Home
- Popular Residential Area Close to Amenities & Schools
- Living Room & Dining Room
- Kitchen & Conservatory
- Three Bedrooms, Bathroom & Guest WC
- Driveway, Tandem Garage & Gardens

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Entrance Hallway

Accessed through a secure glazed wooden entrance door with stairs off rising to the first floor landing having a downstairs storage cupboard and a radiator.

Guest WC 4' 9" x 5' 0" (1.46m x 1.53m)

Fitted with a suite comprising of a WC & wash hand basin. There is also a useful storage cupboard & double glazed window to the side elevation.

Living Room 13' 9" x 11' 3" (4.20m x 3.43m)

A bright reception room having a radiator & large double glazed window to the front elevation.

Dining Room 8' 0" x 11' 3" (2.43m x 3.43m)

Another bright reception room having a radiator & double glazed window to the rear elevation.

Kitchen 7' 11" x 10' 2" (2.41m x 3.10m)

Fitted with a range of wall, base & drawer units with a work surface which incorporates a sink/drain unit with mixer tap and an integrated oven & hob



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with hood above, with space for appliances. The room also features tiled effect flooring, radiator, and a double glazed window to the rear elevation.

Conservatory 7' 1" x 6' 9" (2.17m x 2.06m)

A UPVC double glazed conservatory with a door leading directly out to the rear garden.

First Floor Landing

Having a double glazed window to the side elevation, loft access & radiator.

Bedroom One 11' 1" x 11' 4" (3.37m x 3.45m) measured into wardrobe recess

A double bedroom with fitted wardrobes & drawers, a storage cupboard, radiator, and a double glazed window to the rear elevation.

Bedroom Two 8' 10" x 11' 4" (2.69m x 3.46m) measured into wardrobe space

A second double bedroom, having fitted wardrobes & drawers, a useful storage cupboard, radiator, and a double glazed window to the front elevation.

Bedroom Three 8' 0" x 10' 4" (2.43m x 3.14m)

A third double bedroom, with a radiator and a double glazed window to the rear elevation.

Bathroom 7' 8" x 7' 1" (2.33m x 2.16m)

Fitted with a suite which includes a WC, a pedestal wash hand basin with mixer tap, and a P-shaped panelled bath with electric shower over. The room also has a radiator, and a double glazed window to the side elevation.

Outside Front

To the front of the property is a lawned front garden & block paved driveway allowing for off-street parking, and in turn giving access to the garage.

Detached Garage

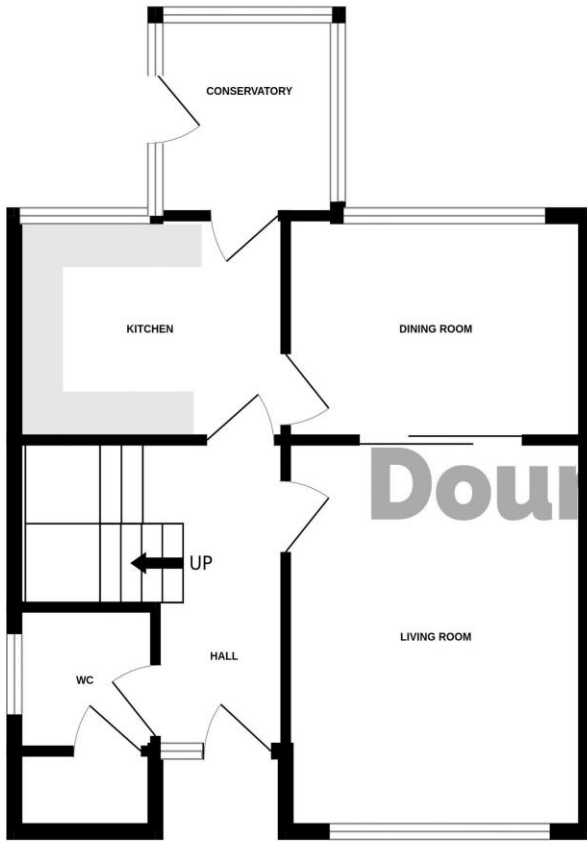
A tandem garage having an up and over garage door & pedestrian door to the rear garden. There are also additional outhouse storage building at the rear of the garage.

Outside Rear

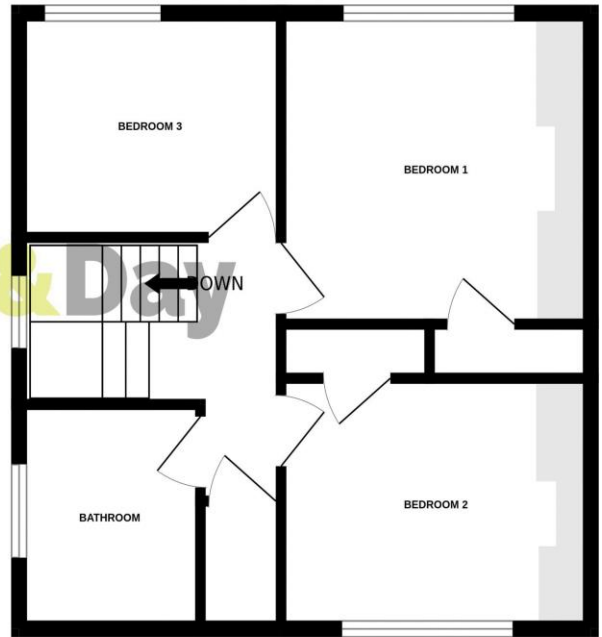
An enclosed rear garden offering a good degree of privacy, having a block paved seating area and lawned garden.



GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
		55	77
Energy efficiency - higher running costs England & Wales www.epcrea.com		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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