



Wildwood Stafford

Firbeck Gardens Wildwood
Stafford Staffordshire

Have you been searching for that perfect spacious home that is located in an excellent area with good schools and is focused on saving you money? Then look no further than this semi-detached home which has been extended to offer fantastic ground floor living space and is located in Wildwood an area that will offer you fantastic schools within walking distance, not only that this home is also fitted solar panels meaning it will hopefully reduce your monthly bills! Internally the layout is fantastic as it offers an entrance hallway, spacious living room and wonderful extended kitchen/dining/family room which has recently been re-fitted with a modern kitchen. Heading upstairs you will find the three well-proportioned bedrooms and the family bathroom with separate WC. Externally this home shouldn't disappoint either as there is off street parking a single garage and a child friendly garden which offers a good degree of privacy. Homes like this rarely come to the market so if you're interested, we suggest you call us quick to reserve your viewing time!

Offers in the Region Of

- Extended Semi-Detached Family Home
- Large Open Plan Kitchen/Dining/Family Room
- Spacious Separate Sitting Room
- Three Well Proportioned Bedrooms & Modern Family Bathroom
- Driveway, Single Garage & Rear Garden
- Solar Panels & No Upward Chain

Arrange a viewing...

01785 223344

hello@dourishandday.co.uk

Dourish & Day

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09



Entrance Hallway

Accessed via a double glazed sliding entrance door, having tiling to the floor, radiator, and internal doors off, to;

Lounge 10' 5" x 18' 0" (3.18m x 5.49m)

A spacious & bright reception room having two double glazed windows, and two radiators.

Open-Plan Kitchen, Family & Dining Room:

Kitchen Area 17' 4" x 7' 1" (5.28m x 2.16m)

Featuring a recently fitted range of modern wall, base & drawer units with work surfaces over, extending to form a breakfast bar area, and incorporating an inset sink with drainer & mixer tap. Appliances include; integrated double oven/grill, induction hob with extractor above, and having spaces available to accommodate further kitchen appliances. In addition, there is a useful large understairs storage cupboard, tiling to the floor, and two double glazed windows.



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Dining & Family Area 20' 8" x 7' 3" (6.30m x 2.21m) (maximum length measurement)
Having tiling to the floor, radiator, double glazed sliding patio doors providing views and access to the Garden, and stairs rising to the first floor landing & accommodation with bespoke designed/made storage beneath.

First Floor Landing

Having an access point to the loft space which is fully boarded providing a significant additional storage area being accessed via pull-down ladders, a built-in double cupboard, and internal doors off, providing access to all three Bedrooms, Family Bathroom & Separate WC.

Bedroom One 10' 0" x 12' 1" (3.06m x 3.69m)

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

Bedroom Two 13' 10" x 9' 8" (4.22m x 2.94m) (maximum length measurement)

A second double bedroom, having a double glazed window to the front elevation, and radiator.

Bedroom Three 7' 10" x 8' 2" (2.38m x 2.50m)

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

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

Fitted with a white suite comprising of a vanity style wash hand basin with mixer tap, and a panelled bath with mixer tap and mains-fed mixer shower over. There is also wood effect flooring, a double glazed window to the rear elevation, and a chrome towel radiator.

Separate WC 5' 0" x 2' 7" (1.53m x 0.78m)

Having a low-level WC, wood effect flooring, and a double glazed window to the side elevation.

Outside Front

The property is approached over a driveway providing off-street parking which continues to the side of the property providing access to the Garage. There is also a lawned garden area with a variety of planting beds.

Garage

A single garage, having an up and over vehicular access door to the front elevation, and a further pedestrian access door to the side elevation providing access to/from the garden.

Outside Rear

A beautiful and well maintained enclosed rear garden offering a good degree of privacy having a large lawned garden area, and a paved patio seating/outdoor entertaining area.



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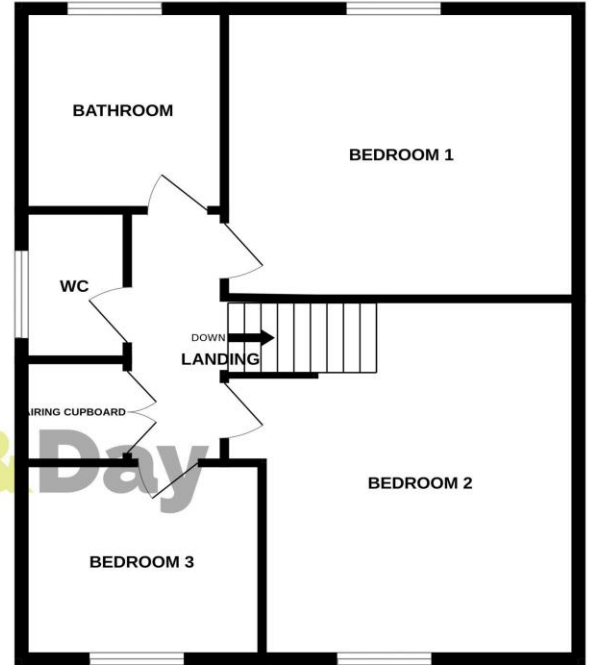
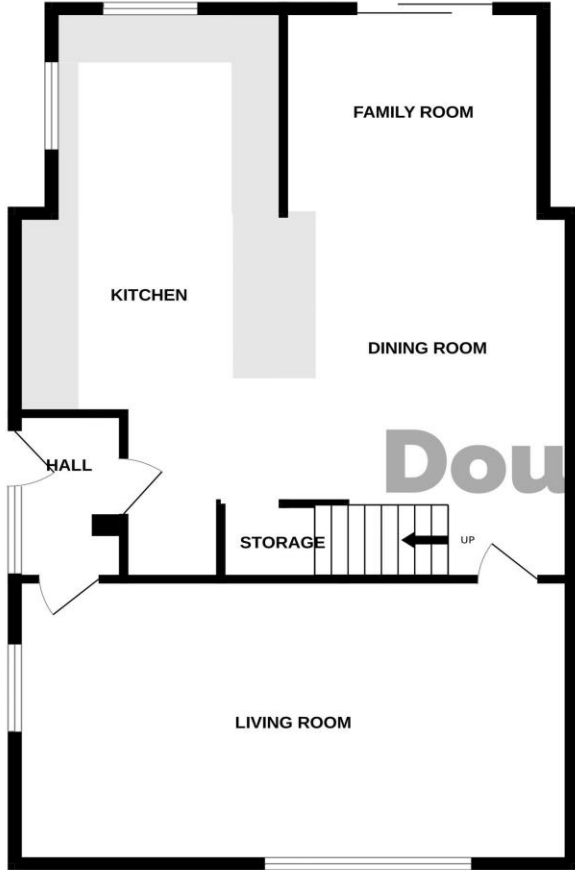
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GROUND FLOOR

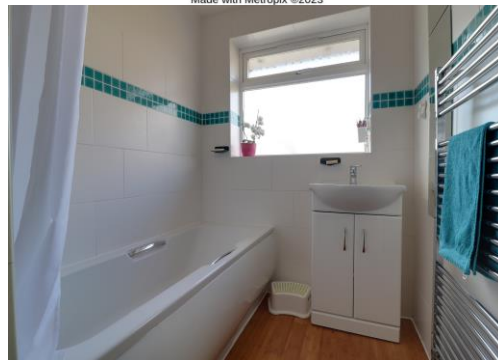
1ST FLOOR



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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	(21-38)		
F	(13-20)		
G	(1-12)		
Not energy efficient - higher running costs			
England & Wales		82	85
EU Directive 2002/91/EC			
www.epcrea.com			

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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