



£230,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **TBC**

🏠 COUNCIL TAX BAND: **B**

## Wildwood Stafford

Robinswood Wildwood  
Stafford Staffordshire



*While we're all familiar with the classic tale of Robin Hood, at Dourish & Day, we're introducing a unique twist to this legendary story. Nestled in Wildwood instead of Sherwood Forest, the stage is set at Robinswood. The current owners are extending an invitation for you to carve out your own legend as the new hero of Robinwood, leading your merry band in claiming this property as the next step in your ascent.*

This outstanding home features an entrance hall, a generously sized living room, and a well-appointed kitchen/diner with double doors that open onto the rear garden. Upstairs, you'll find three bedrooms and a contemporary family bathroom. The property boasts ample off-road parking at the front, providing convenient access to the single garage. The landscaped rear garden offers a spacious patio for seating and well-maintained lawns.

- Immaculate Semi-Detached Home
- Spacious Living Room
- Modern Kitchen/Dining Room
- Three Bedrooms & Family Bathroom
- Driveway & Garage
- Landscaped Rear Garden

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk





## Entrance Hallway

Accessed through a double glazed composite entrance door, and having stairs off, rising to the First Floor Landing & accommodation, wood effect flooring, a radiator, and internal door(s) off, providing access to;

## Living Room 12' 10" x 11' 3" (3.92m x 3.44m)

A bright & spacious reception room, featuring inset ceiling downlighting, vertical wall mounted radiator, wood effect flooring, and a double glazed bow window to the front elevation.

## Kitchen & Dining Area 10' 4" x 14' 8" (3.15m x 4.47m)

Fitted with a contemporary styled range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset stainless steel sink/drainer with mixer tap over, and a range of integrated/fitted appliances which include; integrated electric oven, 4-ring gas hob with cooker hood over. There is a useful understairs storage area, inset ceiling downlighting, tiled flooring, radiator, a double glazed window to the rear elevation, and double glazed double doors providing views & access out to the garden. There is also a further internal door leading directly into the Garage.



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## First Floor Landing

Having a double glazed window to the side elevation, a built-in cupboard housing a gas central heating boiler, a loft access hatch providing access to the loft space, inset ceiling downlighting, and further internal door(s) off, providing access to;

## Bedroom One 12' 9" x 8' 6" (3.89m x 2.58m)

A double bedroom with built-in double wardrobes, a radiator, and a double glazed window to the front elevation.

## Bedroom Two 8' 6" x 8' 6" (2.59m x 2.59m)

A second double bedroom with inset ceiling downlighting, a radiator, and a double glazed window to the rear elevation.

## Bedroom Three 6' 6" x 6' 0" (1.98m x 1.83m)

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

## Bathroom 5' 5" x 5' 11" (1.66m x 1.81m)

Fitted with a white suite comprising of a low-level dual-flush WC, a pedestal wash hand basin, and a panelled bath with an electric shower over. There is inset ceiling downlighting, wood effect flooring, a radiator, and a double glazed window to the rear elevation.

## Outside Front

To the front of the property is a lawned garden area, and a driveway providing access to the Garage.

## Garage 18' 4" x 7' 10" (5.60m x 2.38m)

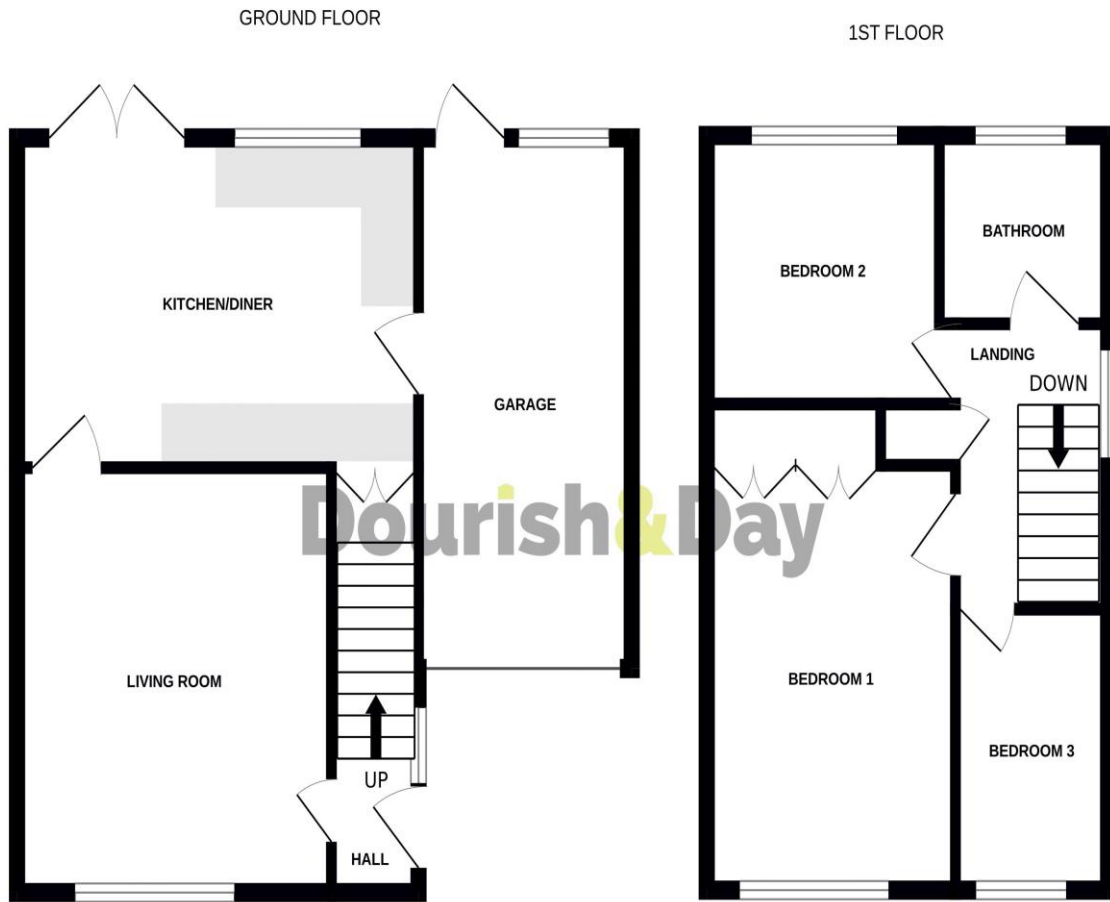
A single garage accessed through an up and over garage door to the front elevation, an internal pedestrian door leading directly into the Kitchen, a further pedestrian access door to the rear elevation, providing access to/from the rear garden, a window, and also benefitting from having both power & lighting installed.

## Outside Rear

An enclosed landscaped rear garden which features a contemporary paved patio seating area, and a lawned garden area.







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	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

TBC



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