



£220,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: B

## Wildwood Stafford

Caldervale Drive Wildwood  
Stafford Staffordshire



***What a great opportunity we have here with this three-bedroom semi-detached home situated in the highly desirable Wildwood area.***

The practical layout means that you have a generous sized living room which opens directly into the kitchen/dining room and then in turn into the conservatory. Heading upstairs is where you will find the three bedrooms and the family bathroom. Outside there is a ornamental gravelled front garden with a driveway which provides access into the single garage which has a utility/workshop room behind and a lovely sized well established lawned rear garden. Ideal for a young family or even first time buyers, book your viewing today.

- Semi-Detached Family Home
- Living Room, Kitchen/Diner & Conservatory
- Three Bedrooms & Family Bathroom
- Garage & Utility/Workshop
- Driveway & Rear Garden
- No Onward Chain

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 Porch

Accessed through a double glazed entrance door and having a further door leading through into the entrance hallway, and a double glazed window to the front elevation.

### Entrance Hallway

Having a radiator and stairs rising up to the first floor accommodation.

### Living Room 12' 1" x 11' 2" (3.69m x 3.40m)

Having an electric fire set into a decorative surround with tiled hearth, a radiator, and a double glazed window to the front elevation.

### Kitchen/Dining Room 11' 2" x 14' 8" (3.41m x 4.46m)

Accessed directly from the living room, and featuring fitted base units with a work surface over which incorporates a sink unit with drainer & mixer tap, and spaces for appliances. There is also a useful storage cupboard, side door into garage, radiator, double glazed window to rear elevation, and double glazed sliding patio doors leading out to the conservatory.

### Conservatory 6' 8" x 6' 4" (2.03m x 1.94m)

A double glazed conservatory with a sliding door leading directly out into the garden.



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## First Floor Landing

Having a loft access point, built-in cupboard with gas central heating boiler, and a double glazed window to the side elevation.

## Bedroom One 11' 10" x 8' 6" (3.60m x 2.59m)

Double bedroom with fitted bedroom furniture, radiator, and double glazed window to the front elevation.

## Bedroom Two 11' 7" x 8' 6" (3.52m x 2.59m)

Having radiator, and double glazed window to rear elevation.

## Bedroom Three 8' 10" x 6' 0" (2.68m x 1.84m) (maximum measurements)

Having useful storage cupboard, radiator, and double glazed window to front elevation.

## Bathroom 5' 9" x 6' 0" (1.75m x 1.84m)

Fitted with a white suite comprising of a low-level WC, pedestal wash basin, and panelled bath with mains shower over. There is also tiled effect flooring, radiator, and double glazed window to rear elevation.

## Outside Front

An ornamental gravelled front garden with planting bed housing shrubs & small tree, and a driveway providing off-street parking and access to the garage.

## Garage 18' 6" x 7' 9" (5.65m x 2.37m)

Accessed through an up and over garage door, with an internal door into kitchen, and door at rear leading into utility.

## Utility/Workshop 11' 1" x 7' 10" (3.37m x 2.38m)

Having a double glazed door to the side elevation, and a double glazed window to rear elevation.

## Outside Rear

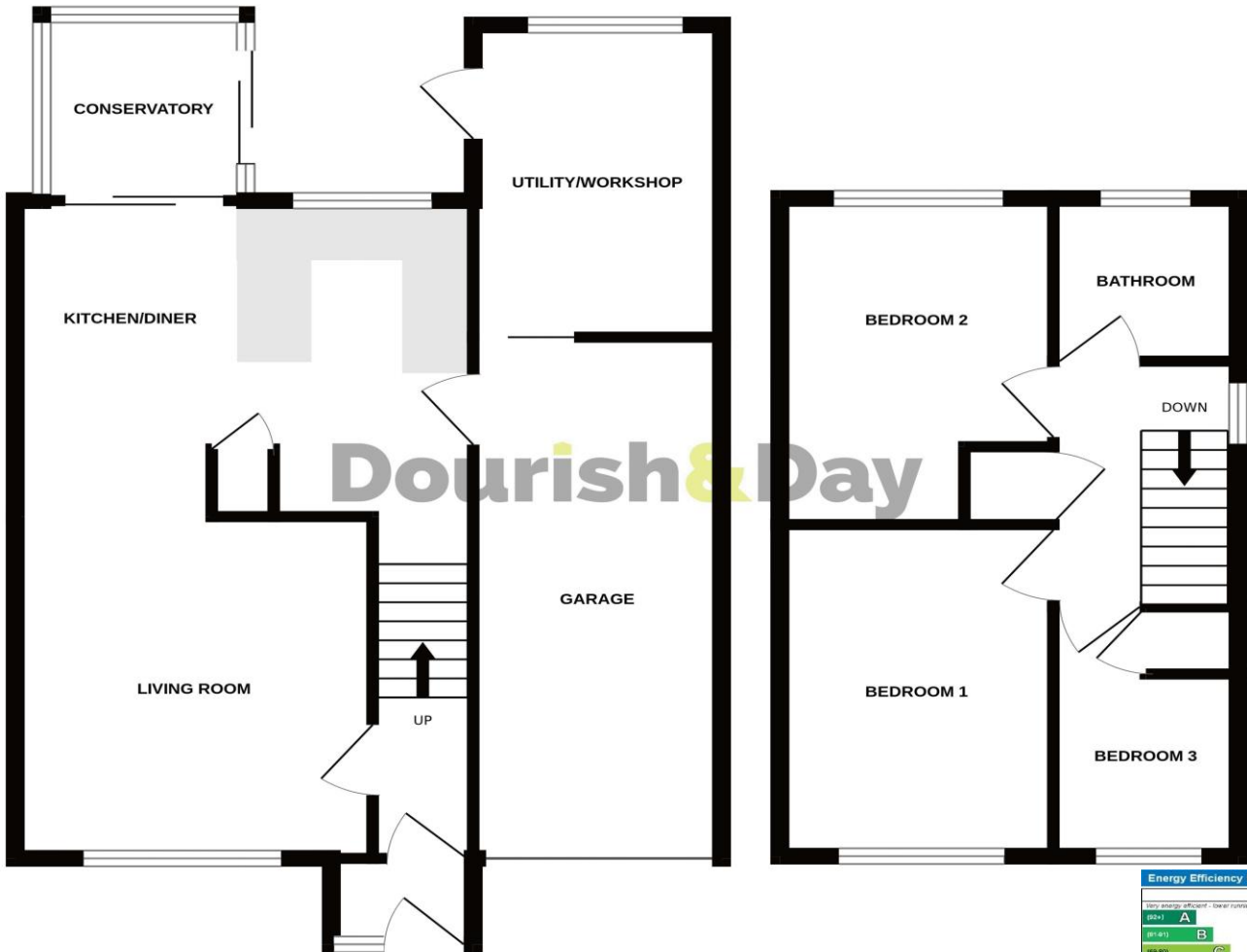
An enclosed well-established rear garden, mainly lawned with well stocked planting beds, and a paved seating area.





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+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Very energy efficient - higher running costs	(1-12)		
		72	88
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	



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