



£430,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

💷 COUNCIL TAX BAND: **E**

## Wildwood Stafford

Maple Wood Wildwood  
Stafford Staffordshire



***When buying a property, one of the key factors in your decision making should be location, this deceptively spacious, four bedroom detached family home, definitely ticks that box!***

Situated within a highly desirable cul-de-sac, on a private road within Wildwood having excellent nearby amenities, schooling, canal walks, parkland and only a bike ride away from the stunning Cannock Chase. Internally the accommodation comprises of an entrance hallway, sitting room, large living room, open plan kitchen & dining room, large double glazed conservatory, guest W.C and utility room. To the first floor there are four double bedrooms, En-suite shower room and family bathroom. Externally the property has a driveway, single garage and well maintained and private rear garden. The property also has the added benefit of Solar Panels on a fixed tariff rate secured in 2011 and lasting till 2035, which will generate a generous quarterly revenue payment for the owner. Further details on request.

- Spacious Extended 4 Bedroom Detached House
- Living Room, Sitting Room & Guest WC
- Open-Plan Dining Kitchen & Large Conservatory
- En-Suite Shower Room & Family Bathroom
- Driveway, Garage & Private Rear Garden
- Highly Desirable Cul-Sac-Location

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## Entrance Hallway

Accessed through a double glazed entrance door, having oak flooring, stairs off with useful understairs storage, rising to the First Floor Landing & accommodation, radiator, window to the side elevation, and internal glazed door off, leading into the Living Room.

## Living Room 20' 4" x 11' 9" (6.19m x 3.58m)

A spacious & light lounge, having oak flooring, exposed feature beams, picture rail, two radiators, feature brick chimney breast with a coal effect gas fire set on a quarry tiled hearth, a double glazed window to the front elevation, and double glazed sliding doors providing views and access out to the private rear garden.

## Dining Room 13' 11" x 8' 1" (4.24m x 2.47m)

Having oak flooring, radiator, double glazed sliding doors to hallway, and double glazed window to the front elevation.

## Guest WC

Having a low-level WC & wash hand basin with chrome mixer tap & splashback tiling. In addition, there is a chrome towel radiator, part-panelled walls, radiator, tiled effect flooring, double glazed window to the side elevation.

## Sitting Room 9' 1" x 14' 5" (2.78m x 4.39m)

An open-plan reception room having oak flooring, radiator, recess with shelving, glazed double doors to the substantial open-plan conservatory, and archway into Kitchen.



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## **Kitchen** 16' 3" x 7' 7" (4.96m x 2.31m)

Comprising wall mounted units, glazed display cabinet, oak worktop incorporating a ceramic sink/drainер with contemporary styled chrome mixer tap, matching base units with built-in wine rack, Rangemaster range cooker with double Rangemaster extractor canopy over, integrated fridge, integrated dishwasher, tiled effect flooring, bevelled edge ceramic splashback tiling, radiator, downlights, double glazed window to the side elevation, and open-plan archway into the Utility.



## **Utility** 6' 1" x 7' 7" (1.85m x 2.30m)

Having a wall mounted gas central heating boiler, double height storage unit, oak top incorporating an inset stainless steel sink/drainер with chrome mixer tap, matching base units, plumbing for washing machine, tiled effect flooring, radiator, downlights, double glazed window to the rear elevation & double glazed door leading into the Conservatory.

## **Bedroom One** 10' 10" x 16' 7" (3.30m x 5.06m)

A large double bedroom featuring a range of fitted bedroom furniture, two double glazed windows to the front elevation, radiator, door leading into the En-suite shower room.



## **En-suite (Bedroom One)** 6' 5" x 7' 7" (1.95m x 2.30m)

Comprising double ceramic tiled shower cubicle housing a mains-fed shower, enclosed dual-flush WC, wash hand basin with chrome mixer tap & storage cupboard beneath, ceramic tiled flooring, ceramic tiled walls, chrome towel radiator, and a double glazed window to the front elevation.

## **Bedroom Two** 13' 0" x 10' 10" (3.96m x 3.30m)

Having fitted double wardrobes & furniture, radiator, and double glazed window to the front elevation.

## **Bedroom Three** 10' 2" x 11' 10" (3.09m x 3.61m)

A third double bedroom, having built-in bedroom furniture, radiator, double glazed window to the front elevation.

## **Bedroom Four** 9' 10" x 8' 11" (2.99m x 2.73m)

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



## **Bathroom** 5' 3" x 8' 10" (1.60m x 2.69m)

Comprising of P-shaped bath with a curved shower screen & mains-fed shower over, wash hand basin with cupboard beneath, low-level WC, towel radiator, ceramic tiled flooring, ceramic tiled walls, and a double glazed window to the rear elevation.

## **Outside**

The property sits at the end of a desirable cul-de-sac, and is approached over a asphalt driveway which provides access to the garage and front entrance door. There is a lawned front garden & gravelled garden area, with a block paved pathway which continues to the side of the property providing access to the beautifully maintained & private rear garden via secure gates. The rear garden is laid mainly to lawn and features a block paved seating area, a further gravelled area, and garden shed.

## **Garage** 18' 5" x 7' 9" (5.62m x 2.35m)

Having power, lighting, battery storage for solar panels, water tap, and electronically operated roller garage door to the front elevation.



Floor Plan Awaited

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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