



£230,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

£ COUNCIL TAX BAND: C

## Wildwood Stafford

Stonepine Close Wildwood  
Stafford Staffordshire



**Discover this beautifully presented linked-detached home nestled in the highly sought-after Wildwood area. Boasting excellent schools, convenient amenities, and picturesque canal walks just moments away, this property is a perfect blend of comfort and convenience.**

Step inside to find an entrance hallway, a living room, a spacious kitchen/diner, a practical utility room, and a generous conservatory. Upstairs, you'll find a family bathroom and three well-appointed bedrooms. Outside, enjoy the benefits of a private driveway, a single garage, and both front and rear gardens.

- Linked Detached Family Home
- Living Room & Large Conservatory
- Kitchen/Dining Room & Utility Room
- Three Bedrooms & Bathroom
- Driveway, Garage & Gardens
- Popular Residential Location

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 Hall

Being accessed through a double glazed entrance door and having stairs leading to the first floor accommodation, tiled floor and radiator.

## Living Room 16' 6" x 11' 7" (5.04m x 3.54m) - all max measurement

A lovely sized, bright reception room featuring a radiator and double glazed bow window to the front elevation.

## Kitchen / Dining Room 10' 2" x 14' 8" (3.11m x 4.47m)

Having a range of matching units extending to base and eye level with fitted work surfaces with an inset sink drainer with mixer tap. Range of integrated appliances including an oven, hob with cooker hood over and dishwasher. Space for fridge/freezer, recessed downlights, wood effect flooring, built-in cupboard housing the gas central heating boiler, radiator, double glazed window to the rear elevation and double glazed double doors leading to:

## Conservatory 11' 1" x 14' 2" (3.37m x 4.32m) - all max measurement

Of brick base construction with double glazed windows and double glazed doors giving views and access to the rear garden.



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## Utility Room 11' 3" x 7' 2" (3.43m x 2.18m)

Providing space for appliances, tiled floor, double glazed window and double glazed door giving views and access to the rear garden. An internal door leads to the garage.

## First Floor Landing

Having a useful storage cupboard, access to loft space and double glazed window to the side elevation.

## Bedroom One 13' 5" exc robes x 8' 6" (4.10m exc robes x 2.59m)

A double bedroom having fitted wardrobes, radiator and double glazed window to the front elevation.

## Bedroom Two 11' 5" x 8' 6" (3.47m x 2.59m)

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

## Bedroom Three 9' 3" max x 6' 0" (2.83m max x 1.84m)

Having a radiator and double glazed window to the front elevation.

## Family Bathroom 8' 2" x 5' 11" (2.49m x 1.80m)

Having a fitted suite including a panelled bath with mixer tap and mains shower over, vanity style wash hand basin with mixer tap and low level WC. Heated chrome towel radiator and double glazed window to the rear elevation.

## Outside - Front

To the front of the property there is a lawned garden and a driveway provides off-road parking and leads to:

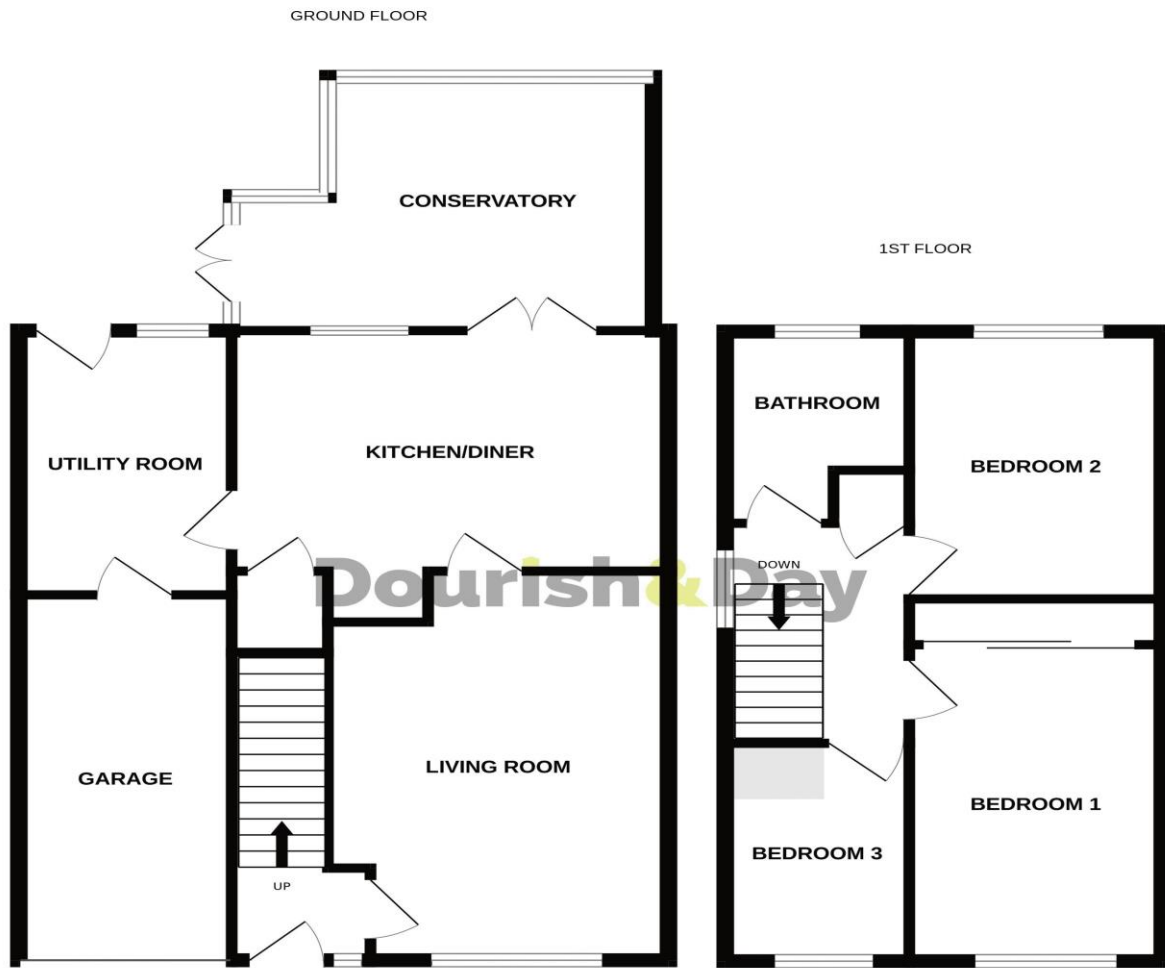
## Garage 15' 8" x 7' 8" (4.77m x 2.34m)

Having an up and over door to the front, rear door leading to the utility room, power and lighting.

## Outside - Rear

An enclosed rear garden which is mainly laid to lawn.





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	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TBC



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