



£415,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: E

## Wildwood Stafford

Maple Wood Wildwood  
Stafford Staffordshire



*As sweet as honey but twice as nice! Maplewood Close is a highly desirable cul-de-sac location, situated on the outer ring of Wildwood and benefits from having superb nearby parkland walks, excellent schooling within walking distance and great nearby amenities as well as only being a short drive or bike ride away from the beautiful Cannock Chase.*

Internally this extended four bedroom detached home comprises of an entrance porch, entrance hallway, guest W.C, lounge/dining room, large sitting room with Bi folding doors, spacious breakfast kitchen and utility room. To the first floor there are four bedrooms, En-suite shower room and a family bathroom. Externally the property has a block paved driveway, carport and single garage. The rear garden is beautifully maintained and well stocked with plants, shrubs and trees.

- Extended Four Bedroom Detached Property
- Large Sitting Room With Bi Folding Doors
- Lounge Diner, Breakfast Kitchen & Utility
- En-Suite Shower Room & Family Bathroom
- Ample Parking, Carport & Single Garage
- Highly Regarded Cul-De-Sac 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 Porch

Being accessed through a double glazed entrance door and having a tiled floor and glazed panel door leading to:

### Entrance Hall

Having stairs to first floor with understairs cupboard, radiator, wood effect laminate floor and coving.

### Guest Cloaks / WC

Having a suite comprising of a pedestal wash hand basin with chrome mixer tap and low level WC. Tiled walls, wood effect laminate floor, radiator and double glazed window to the front elevation.

### Lounge / Dining Room 15' 7" x 12' 2" (4.76m x 3.70m)

A spacious reception room having a fire surround with granite inset and hearth and housing the coal effect gas fire, coving, radiator, double glazed bay window to the front elevation and double doors leading to:

### Sitting Room 16' 11" x 15' 3" max (5.16m x 4.65m max)

A substantial second reception room having coving, radiator, double glazed window to the side elevation and double glazed bi-folding doors giving views and access to the rear garden.



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## **Kitchen/Breakfast Room** 22' 8" max x 9' 0" (6.90m max x 2.74m)

A large kitchen/breakfast kitchen having a range of matching shaker style units extending to base and eye level with glazed display cabinets and fitted work surfaces having an inset one and a half bowl stainless steel sink drainer with mixer tap. Range of integrated appliances including double oven/hill, five ring gas hob with stainless steel splashback and cooker hood over. Splashback tiling, wood effect laminate floor, radiator, numerous downlights, internal door to garage, wall mounted gas central heating boiler, double glazed window and door giving views and access to the rear garden.

## **Utility Room** 6' 2" x 5' 9" (1.89m x 1.74m)

Having fitted work surface with inset one and a half bowl stainless steel sink unit and units beneath. Space and plumbing for appliances, wood effect laminate floor, downlights and double glazed window to the side elevation.

## **First Floor Landing**

Having access to loft space via folding wooden ladders and coving.

## **Bedroom One** 12' 2" x 12' 4" max (3.72m x 3.77m max)

A good-sized main bedroom having a range of fitted wardrobes and matching overhead storage, radiator and double glazed window to the front elevation.

## **Ensuite Shower Room**

Having a suite comprising of a corner shower cubicle with electric shower, wash hand basin set into top with chrome mixer tap and cupboard beneath and low level WC Travertine effect tiled walls and chrome towel radiator.

## **Bedroom Two** 9' 1" x 12' 5" (2.76m x 3.79m)

A second good-sized second bedroom having built-in wardrobes, coving, radiator and double glazed window to the rear elevation.

## **Bedroom Three** 9' 1" x 12' 3" (2.77m x 3.74m)

Yet again, a further double bedroom having a radiator and double glazed window to the rear elevation.

## **Bedroom Four** 7' 2" x 9' 1" (2.18m x 2.76m)

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

## **Family Bathroom**

Having a suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and low level WC. Splashback tiling, tiled floor, radiator and double glazed window to the side elevation.

## **Outside - Front**

The property has a lawned front garden and is approached over a double width block paved drive which leads to:

## **Carport**

Further leading to:

## **Garage**

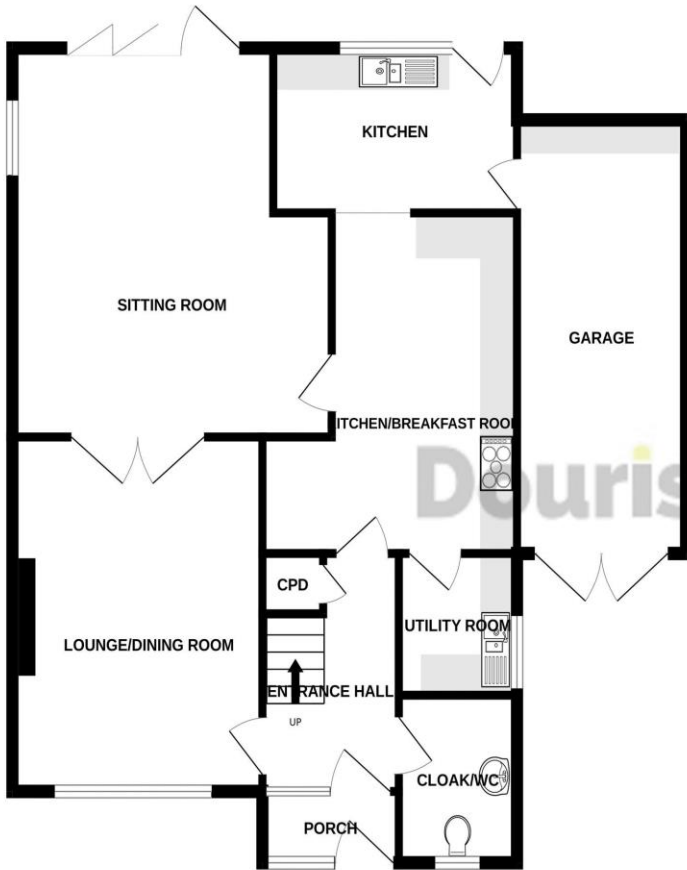
Having power, lighting, water tap and double doors to the front elevation.

## **Outside - Rear**

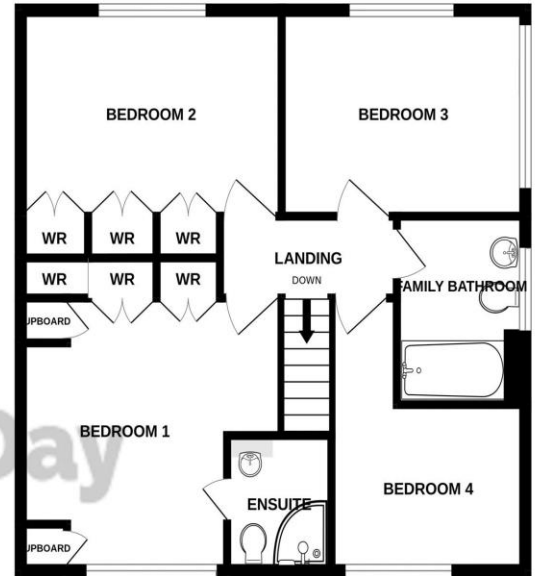
Being approached through gated side access, the beautifully maintained and well stocked rear garden includes a large paved seating area overlooking the remainder of the garden with raised sleeper beds being stocked with plants, shrubs and trees. The garden is mainly laid to lawn with pathway to the side.



GROUND FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



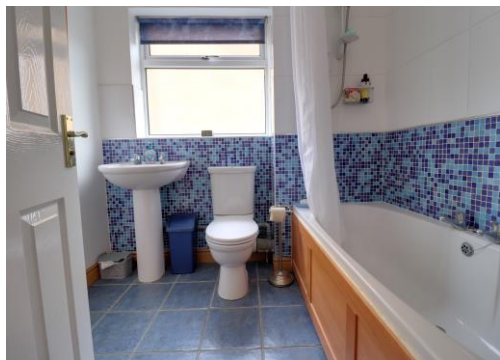
1ST FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1590 sq.ft. (147.7 sq.m.) approx.

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		
(1-20)	G		
		71	82
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	
www.epcrea.com			



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