



£245,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

🏠 COUNCIL TAX BAND: **B**

## Wildwood Stafford

Sylvan Way Wildwood  
Stafford Staffordshire



*Join the orderly queue for this desirable semi-detached house nestled in the sought-after area of Wildwood, with the added benefit of being within the catchment for Walton High School. This three-bedroom gem is set to be in high demand, so don't miss your chance to secure a viewing appointment.*

Step inside to discover an inviting open-plan living room, a spacious kitchen/diner, and a delightful conservatory, providing ample space for relaxation and entertainment. Upstairs, you'll find three bedrooms and a family bathroom, perfect for accommodating your family's needs. Outside, the property features a driveway leading to a carport and garage, ensuring convenient parking, while the attractive low-maintenance rear garden offers a serene retreat. Prepare to fall in love with this charming home from the moment you step through the door. Don't delay—contact us today to schedule your viewing appointment and make this dream home yours!

- Three Bedroom Semi-Detached Property
- Beautifully Presented Throughout
- Living Room/ Kitchen/Diner & Conservatory
- Three Bedrooms & Family Bathroom
- Located In A Highly Desirable Area
- Close To Stafford Town Centre

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 entrance door with double glazed side panel and having stairs off, rising to the First Floor Landing & accommodation, wood Parquet effect flooring & radiator.

### Open-Plan Kitchen, Dining & Living Space 23' 6" x 14' 8" (7.16m x 4.46m)

A spacious open-plan living space which features wood Parquet effect flooring. The kitchen area is fitted with a matching range of eye-level, base & drawer units with fitted work surfaces over and incorporating an inset sink/drainer with chrome mixer tap over. There are also a range of built-in kitchen appliances which include; double electric oven/grill, induction hob with hood over, integrated refrigerator, integrated freezer, integrated washing machine & an integrated dishwasher. There is ceramic splashback tiling to the walls, panel radiator, a double glazed window overlooking the adjacent conservatory & a double glazed door which provides access into the conservatory.

### Conservatory 9' 5" x 11' 7" (2.86m x 3.52m)

A brick based conservatory having double glazed windows surrounding & double glazed French doors providing access to the rear garden. The conservatory also benefits from having wood Parquet effect flooring throughout & useful storage cupboard with built-in shelving.



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## First Floor Landing

Having a double glazed window to the side elevation, access to the loft space, a built-in airing cupboard which houses a wall mounted gas central heating boiler, and internal doors off, providing access to all bedrooms & bathroom.

## Bedroom One 12' 2" x 8' 6" (3.72m x 2.59m)

A double bedroom, having a double glazed window to the front elevation & radiator.

## Bedroom Two 11' 0" x 7' 3" (3.36m x 2.22m) measured INTO wardrobe recess space

A second double bedroom, having a fitted double wardrobe, a double glazed window to the rear elevation & radiator.

## Bedroom Three 9' 0" x 6' 0" (2.75m x 1.83m)

Having a fitted double wardrobe, wood laminate flooring, a double glazed window to the front elevation & radiator.

## Bathroom 5' 6" x 6' 7" (1.67m x 2.00m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap over, and a panelled bath with chrome mixer taps with a mains-fed mixer shower over & shower screen to the side. The bathroom also benefits from having ceramic tiled walls, tiled effect flooring, radiator, and a double glazed window to the rear elevation.

## Outside Front

The property is approached over a gravelled driveway which provides off-street parking & continuing to provide access to the front entrance door & garage.

## Garage 17' 7" x 7' 3" (5.35m x 2.22m)

A single garage featuring an electrically operated roller-shutter garage door to the front elevation, a further pedestrian access door to the rear elevation which provides access to/from the rear garden. The garage also benefits from having both power & lighting installed.

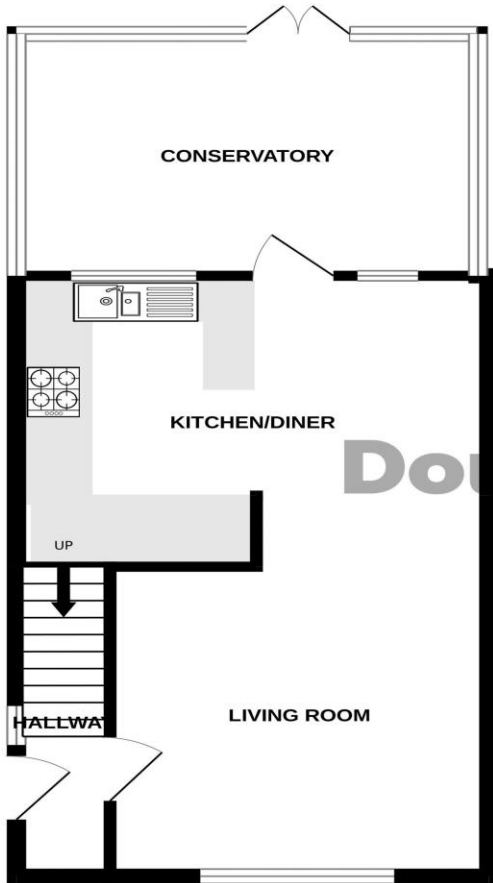
## Outside Rear

An enclosed rear garden featuring a stone paved seating area, laid to artificial lawn for ease of maintenance with planting beds to the borders, a small timber garden shed, and a variety of established & mature small trees.

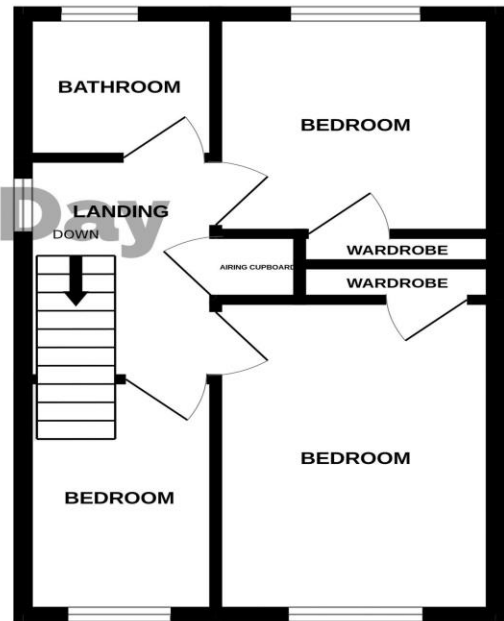




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Full energy efficient - higher heating costs			
England & Wales			
		69	84

EU Directive 2002/91/EC  
www.ec.europa.eu

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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