



£210,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

Wildwood Stafford

Brookwillows Wildwood
Stafford Staffordshire



This charming semi-detached home boasts three bedrooms and presents an exciting opportunity for its new owners to personalise.

Nestled in the sought-after Wildwood area, it occupies a lovely plot with parking and features a detached garage. Inside, the layout includes an entrance hallway, a living room, a dining room, and a kitchen. Upstairs, there are two double bedrooms, a single bedroom, and a family bathroom. Outside, you'll find a driveway, detached garage, and a rear garden. This property is available with no chain.

- Three Bedroom Semi Detached Home
- Living Room & Dining Room
- Kitchen & Family Bathroom
- Driveway & Garage
- Front & Rear Gardens
- Highly Regarded Residential Area

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Entrance Hallway

Accessed through a glazed entrance door having stairs off rising to the first floor accommodation, a useful storage cupboard & radiator.

Living Room 15' 5" x 11' 8" (4.70m x 3.55m)

A lovely sized reception room with an inset living flame gas fire set within a brick surround on a tiled hearth, internal glazed doors leading through to the dining room, radiator, and a double glazed window to the front elevation.

Dining Room 8' 4" x 8' 11" (2.55m x 2.73m)

Having a double glazed window to the rear elevation & radiator.

Kitchen 8' 11" x 8' 6" (2.72m x 2.58m)

Fitted with a range of wall, base & drawer units with a fitted work surface which incorporates an inset stainless steel sink/drainer unit with mixer tap, and offering spaces for appliances. There is also tiled flooring, a useful storage cupboard, two double glazed windows and a double glazed door.



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First Floor Landing

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

Bedroom One 11' 5" x 9' 7" (3.47m x 2.92m) excluding door recess

A double bedroom with a built-in wardrobe, radiator, and a double glazed window to the front elevation.



Bedroom Two 10' 5" x 9' 6" (3.18m x 2.89m)

A second double bedroom with a built-in wardrobe, radiator, and a double glazed window to the rear elevation.

Bedroom Three 6' 9" x 8' 2" (2.06m x 2.50m)

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



Bathroom 5' 7" x 8' 2" (1.69m x 2.50m)

Fitted with a suite which includes a WC, a pedestal wash hand basin, a panelled bath with mixer tap & electric shower over. There is also a radiator and two double glazed windows to the rear elevation.

Outside Front

The property sits behind a lawned front garden with a driveway allowing off-street parking which in turn leads up to the garage.

Garage

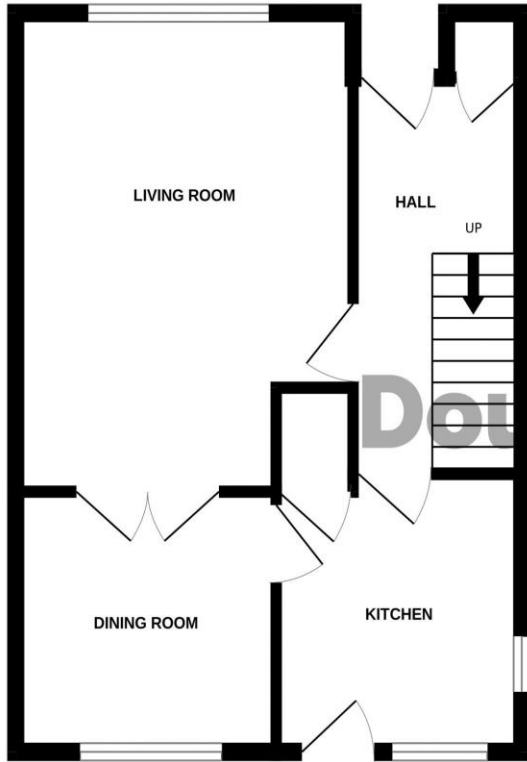
A detached single garage with an up and over garage door & double glazed window to the side elevation.

Outside Rear

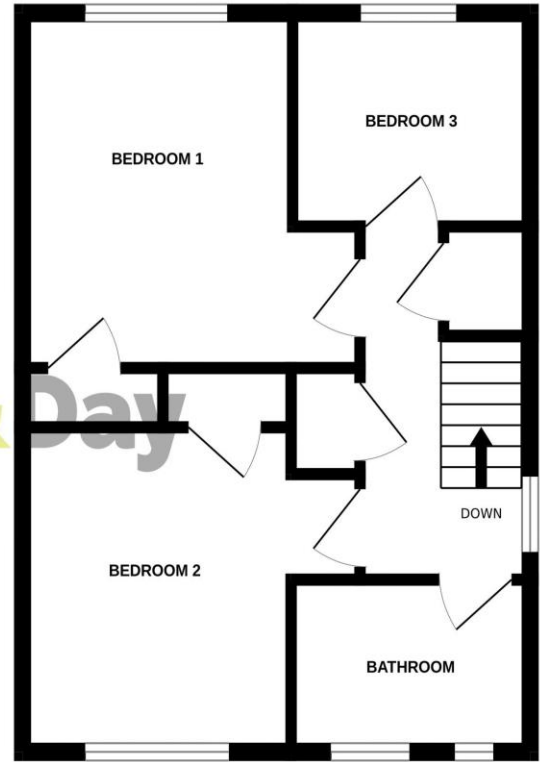
A well established garden which is laid mainly to lawn with well stocked planting beds & borders.



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 - best rating available	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		60
(39-54)	E		
(21-38)	F		
Least energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC
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