Ravenswood Crest Wildwood, Stafford, ST17 4QG







primary schools and Walton High School catchment.

£260,000



Located in this sought after area of Stafford and approached from the Cannock Road, this extended family sized semi is within as easy walking distance of the estate shops, local pub, Wildwood Parkand canalside walks alongside Staffordshire and Worcestershire Canal.

The property is gas centrally heated and uPVC double glazed and a recessed storm canopy porch and front main door lead you into the reception hall, off which lead a built in cloaks storage cupboard, a two-piece fitted guest cloakroom, stair to the first floor and access to the breakfast kitchen and lounge.

The fitted kitchen has a front aspect window and is a room large enough to house a breakfast table and chairs. There is a comprehensive range of paint finished base and wall units with contrasting worktops and splashback tiling, together with an inset sink unit, built in double oven, electric hob and appliance spaces for a fridge, freezer, washing machine and dishwasher.

The lounge is positioned at the rear of the house and has double door access to the patio and garden. There is an open plan access to the adjoining dining room which like the lounge has a timber laminate floor and enjoys garden views.

The first floor landing has a side aspect window and gives access to the three bedrooms and bathroom.

Bedroom one is front facing double room with built in wardrobe. Bedroom two is a rear facing double room with built in wardrobe and bedroom three is a rear facing single room.

The family bathroom is fully tiled and has a white and chrome suite comprising bath with shower over, low level WC and wash hand basin.

Outside, single garage adjoining the house. Driveway parking for two cars or so, flanked by a slate chippings border and some established shrubs. The rear garden is south facing and offers a patio area, lawn, fenced boundaries and various shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

 $\textbf{Property construction:} \, \textbf{Standard} \,$

Parking: Drive & garage Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Stafford Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10032025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from $1^{\rm st}$ March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memora ndum being issued.

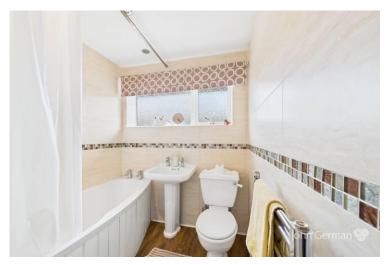












John German 🧐





Agents' Notes
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Mortgage Services - We routindy refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



OnTheMarket rightmove 🗅







John German 5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 OTR 01785 236600 stafford@johngerman.co.uk





Ashbourne | Ashby de la Zouch | Barton under Needwood **Burton upon Trent | Derby | East Leake | Lichfield** Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent