

Inglemere Drive

Wildwood, Stafford, ST17 4QX



Located in the sought after Wildwood area and Walton catchment, a much improved and upgraded semi detached house featuring a spacious open plan ground floor design full of natural light.

NO UPWARD CHAIN

£220,000

John German

A perfect home for upsizers and downsizers alike that embraces the modern concept of open plan design and provides a most stylish lounge/dining room and kitchen together with good quality fittings and modern neutrally themed décor throughout.

The property is gas centrally heated and uPVC double glazed and the front main entrance leads you into the hall which has a staircase to the first floor and access into the spacious and well proportioned open plan lounge/dining room and kitchen. The lounge area faces the front and the dining kitchen area overlooks the rear, having a kitchen door and window plus patio doors. The floor is tiled and there is a full range of timber finished units with contrasting worktops and splash back tiling, an inset sink unit and integrated appliances comprise an electric oven and hob, fridge/freezer and dishwasher. There are also appliance spaces for a washing machine and tumble dryer.

All internal doors have been upgraded to those of solid natural timber.

The first floor landing has a side aspect window, an airing cupboard, access to loft space plus doors to the three bedrooms and bathroom. Bedroom one is a front facing double room with built in wardrobes, bedroom two is a rear facing double bedroom and bedroom three is an ideal children's single bedroom, or study, with a front facing window.

The family bathroom has been fully refitted and retiled to offer a white and chrome suite with bath and electric shower over, low level WC and wash hand basin.

Outside - Driveway parking at the side of house flanked by a front lawn and borders. Gated side access leads to the privately fenced rear garden which is designed for easy maintenance and offers a good sized patio and decked area, gravelled surfaces, well stocked shrubbery and perennial border plus a timber garden shed.

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.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre

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/27032025

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 1st 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 memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

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 any 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.

Referral Fees

Mortgage Services - We routinely 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.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making 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.

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