



A well presented and extended semi detached family home nestled down a quiet cul de sac within the ever desirable Wildwood area of Stafford.

Offers Over £250,000

An extended and superbly appointed semi-detached family home nestled down Greylarch Lane, a quiet cul-de-sac in the popular area of Wildwood. The location is ideal for families due to its proximity to Wildwood Park that has a selection of shops including a Co-Op plus an excellent choice of local schools. It falls in the catchment area of Barnfield's Primary School and Walton High School for secondary education. Junctions 13 and 14 of the M6 provide links into the national motorway network and Stafford has its own intercity railway station offering regular services to London Euston taking only approximately one hour and twenty minutes.

Internally the property comprises; A uPVC entrance door opens into the welcoming hallway with carpeted stairs rising to the first floor.

The recently converted garage is now a versatile room, ideal as a ground floor bedroom, home office or snug, currently used as a home gym. It has a uPVC double glazed window to the front aspect, two ceiling light points, laminate wooden effect flooring with underfloor heating and a door leading to the rear lobby.

From the rear lobby there is a door leading into the guest cloakroom and access into the utility room with doors to the rear garden and kitchen.

The extended kitchen/diner is a superb space ideal for modern family living with a range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, tiled flooring, spotlights to the ceiling and a dining area with wooden effect laminate flooring. There is a uPVC double glazed window to the rear aspect, uPVC double glazed French doors leading out to the rear garden and a door opening into the living room.

The living room has wooden effect laminate flooring, a ceiling light point, uPVC double glazed window to the front aspect, feature electric fire and useful understairs storage cupboard.

Upstairs there are three bedrooms and the family bathroom. Bedrooms one and two are both doubles and both benefit from air conditioning while the third single bedroom could also be an ideal nursery or home office.

The family bathroom has a suite comprising a white panelled bath with shower over, low level WC, wash hand basin, floor to ceiling tiles and spotlights to the ceiling.

Outside to the front of the property is a concrete imprint driveway providing ample off-road parking, an electric car charging point and solar panels. To the rear of the property is an enclosed garden with two paved patio seating areas and a lawn. There is also a built in, removeable cat enclosure.

Note: The air conditioning units were installed with a 10 year warranty, currently around 9 years remaining.

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:

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/11082025

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Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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