



A beautifully presented semi-detached house which has the benefit of a very attractive modern fitted dining kitchen with a conservatory off, plus a rear lobby with cloakroom and access to the garage store.

£265,000



John German

The reception hall has stairs rising to the first floor and a door to the spacious, well-proportioned lounge with a modern wall mounted remote electric fire. Hard flooring extends through an arch into the superb dining kitchen which has an attractive and extensive range of grey units with granite effect work surfaces and a stainless steel 1.5 sink and drainer. Integrated appliances comprise oven with ceramic hob, glass splash plate and extractor canopy above, fridge freezer and dishwasher. Patio doors open to a conservatory and there is also a rear lobby leading to a cloakroom with WC and wash basin with integrated cupboard beneath. There is also internal access to the garage store which has been partly converted to create the cloakroom and lobby. It has the benefit of a roller shutter electric remote door and space and provision for a washing machine.

The first-floor landing has a cupboard housing the gas boiler and a very smart range of grey carpets leading to all three bedrooms. The principal bedroom has double built-in wardrobes and an additional storage cupboard. The very well-appointed shower room has a shower with electric shower, wash basin with integrated cupboard beneath, WC, full height splash plates to all walls and a chrome vertical towel radiator.

Outside, the house stands back from the road behind a paved drive capable of parking two cars, and a grey slate chipped border. To the rear of the property, there is a very pleasant garden with a paved terrace, lawn and half height wall to raised borders. There is also a garden shed.

Wildwood is an exceptionally popular development within Stafford. It has an excellent Co-op supermarket and there are further shops at Bridle Lane and Bodmin Avenue. There are reputable schools for all ages within the area.

Agents notes: The Land Registry refers to rights and covenants and a copy of this is available upon request.

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: Standard

Parking: Drive

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: Staffordshire County Council / Tax Band B

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

Our Ref: JGA/19112025

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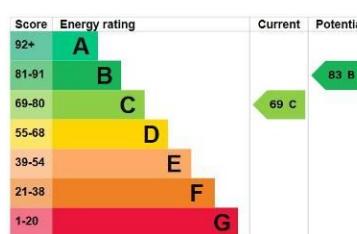
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Agents' Notes

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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.

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