



£265,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **B**

Wildwood Stafford

Briarsleigh Wildwood
Stafford Staffordshire



Don't miss the opportunity to view this well presented semi-detached three-bedroom property which is bound to leave a lasting impression. Nestled in the sought-after Wildwood area, it boasts excellent nearby schools, convenient amenities, and expansive green spaces.

Inside, you'll find an inviting layout which comprises of an entrance hallway, a spacious living room, a well-appointed kitchen/diner, Guest WC and a generous open plan sitting area with views of the private rear garden. On the first floor, there are three bedrooms and a bathroom. Outside, the property includes a single garage, while both the front and rear gardens provide ample space for enjoyment and are thoughtfully maintained for easy upkeep.

- Three Bedroom Semi-Detached Property
- Living Room & Dining Kitchen & Office
- Spacious Sitting Room With Guest WC
- Private Rear Garden & Single Garage
- Close To Schooling & Amenities
- A Short Drive To Stafford Town Centre

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Entrance Hallway

Accessed through a glazed timber door with glazed panels to the side, having tiled flooring, and internal door(s) off, providing access to;

Office 6' 5" x 9' 4" (1.95m x 2.85m)

A versatile room, having a double glazed window to the side elevation, and a radiator.

Open-Plan Kitchen, Dining & Sitting Room Area 17' 3" x 6' 7" (5.27m x 2.00m)

A spacious room, the kitchen area featuring a modern range of fitted wall, base & drawer units with fitted work surfaces over extending to form a breakfast bar area, and also featuring a matching centre island area with additional storage beneath. There is an inset single bowl stainless steel sink with mixer tap above, matching worktop splashback upstands, and a range of integrated/fitted appliances which include; electric oven/grill, a 4-ring gas hob with a stainless steel splashback rising to a stainless steel extractor hood above, integrated dishwasher, washing machine & freezer. There is tiled effect flooring, space to accommodate a dining table & chairs in the dining area, with pendant lighting above, and there is a panelled radiator & double glazed window to the side elevation. There is a light & airy sitting room area open-plan off the kitchen & dining area which features a skylight window, and a further double glazed sliding patio door providing views and access to the rear garden.



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Rear Lobby

Giving access to a double glazed window to the rear elevation, and internal door to the Guest WC.

Guest WC 4' 7" x 4' 4" (1.40m x 1.33m)

Fitted with a white suite comprising of a low-level WC, and a vanity style wash hand basin set into top with chrome mixer tap above & storage beneath. There is tiled effect flooring, radiator, and a double glazed window to the rear elevation.

Living Room 11' 2" x 10' 6" (3.41m x 3.20m)

A good sized reception room which features a contemporary styled electric fire set within a media wall. There is a radiator, and a double glazed window to the front elevation.

Landing

Having a double glazed window to the side elevation, an access hatch to the loft space, and internal doors off, providing access to all three Bedrooms & Bathroom.

Bedroom One 12' 0" x 9' 8" (3.66m x 2.95m)

A good sized double bedroom which features a modern double fitted wardrobe with sliding mirrored doors. There is a radiator, and a double glazed window to the rear elevation.

Bedroom Two 9' 5" x 10' 10" (2.88m x 3.30m)

A second double bedroom, having a useful built-in storage cupboard. There is a radiator, and a double glazed window to the front elevation.

Bedroom Three 8' 2" x 8' 0" (2.50m x 2.43m)

Having a built-in storage cupboard, radiator, and a double glazed window to the front elevation.

Bathroom 5' 6" x 7' 2" (1.67m x 2.18m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC, a vanity style wash hand basin with chrome mixer tap above & drawers beneath, and a P-shaped panelled bath with chrome mixer tap and a mains-fed mixer shower over with screen. There is matching ceramic tiling to the walls & floor, a chrome towel radiator, and a double glazed window to the side elevation.

Outside Front

The property sits behind a large lawned front garden area with a pathway to the side providing access to the main entrance door with a border to the side of the pathway housing a variety of plants & shrubs.

Outside Rear

There is a small brick wall & steps leading to a private & enclosed multi-level rear garden featuring a stone paved patio seating/outdoor entertaining area, a lawned garden area, a gate to the rear of the garden providing access to the Garage at the rear of the property, and is enclosed by panelled fencing.

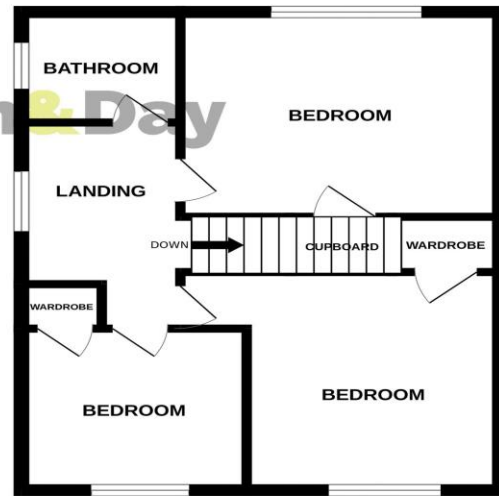
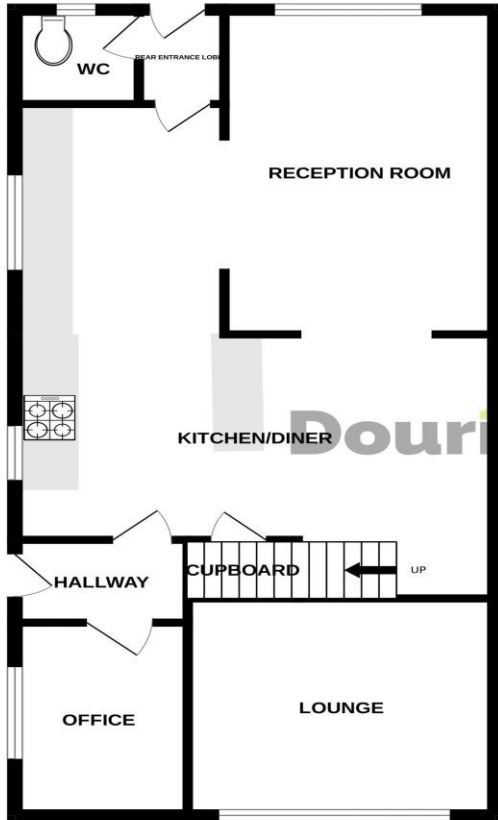
Garage 17' 10" x 8' 2" (5.44m x 2.50m)

Having an up and over garage door to the front elevation, and being a useful area to use for additional storage if required.

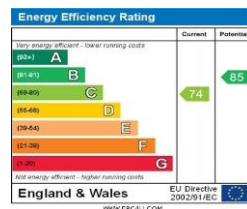


GROUND FLOOR

1ST FLOOR



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