



£280,000

🔑 TENURE: Freehold

📊 EPC RATING: E

💷 COUNCIL TAX BAND: D

Wildwood Stafford

Silverthorn Way Wildwood
Stafford Staffordshire

Are you looking for a detached property in a desirable location, close to excellent schooling, amenities, parkland walks and only a short drive to the stunning Cannock Chase?

Maybe a project, something to make your own, well this spacious, extended three bedroom detached home could be the one for you and is offered with No Upward Chain! Internally comprising of an entrance hallway, kitchen, guest WC, living room, open plan sitting room and sitting/dining room. To the first floor there are three good sized bedrooms and a family bathroom. Externally the property enjoys ample off road parking, carport, single garage and a private rear garden.



- Three Bedroom Extended Detached Home
- Modernisation Is Required Throughout
- Living Room, Sitting Room & Dining Room
- Driveway, Carport, Single Garage & Private Garden
- Highly Desirable Location Close To Schooling
- Close To Amenities & Cannock Chase

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Being accessed through a double glazed entrance door and having stairs leading to the first floor with understairs storage cupboard.

Guest WC

Having a suite comprising of a pedestal wash hand basin with splashback tiling and low level WC. Cupboard housing the hot air heating system and double glazed window to the side elevation.

Lounge 13' 7" x 11' 3" (4.15m x 3.44m)

Having a stone built fire surround with an open fire with slate tiled hearth, double glazed bay window to the front elevation and double sliding doors to:

Dining Room 8' 2" x 11' 3" (2.49m x 3.42m)

An open plan dining room having an open plan arch into the sitting room.

Sitting Room 8' 0" x 17' 4" (2.45m x 5.28m)

A room offering flexible usage having a double glazed window to the rear elevation and double glazed door to the side elevation leading to the garden. An open plan archway leads to:



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Kitchen 8' 2" x 10' 3" (2.49m x 3.13m)

Having a range of units extending to base and eye level and fitted work surfaces and stainless steel sink drainer. Spaces for appliances, double glazed window to the rear elevation.

First Floor Landing

Having access to loft space, airing cupboard and double glazed window to the side elevation.

Bedroom One 11' 2" x 11' 8" (3.40m x 3.55m)

A good-sized master bedroom having built-in cupboard and double glazed window to the rear elevation.

Bedroom Two 8' 10" x 11' 9" (2.69m x 3.58m)

A second double bedroom having built-in wardrobe and double glazed window to the front elevation.

Bedroom Three 8' 2" x 10' 4" (2.50m x 3.14m)

A third double bedroom having fitted double wardrobe and double glazed window to the rear elevation.

Bathroom

Having a suite comprising of a panelled bath, pedestal wash hand basin and low level WC. Splashback tiling and double glazed window to the front elevation.

Outside Front

The property has a lawned front garden and tarmac driveway which continues to the side of the house proving ample off road parking and leading to:

Carport

Further leading to:

Garage

Having an up and over door to the front and personal door to the garden.

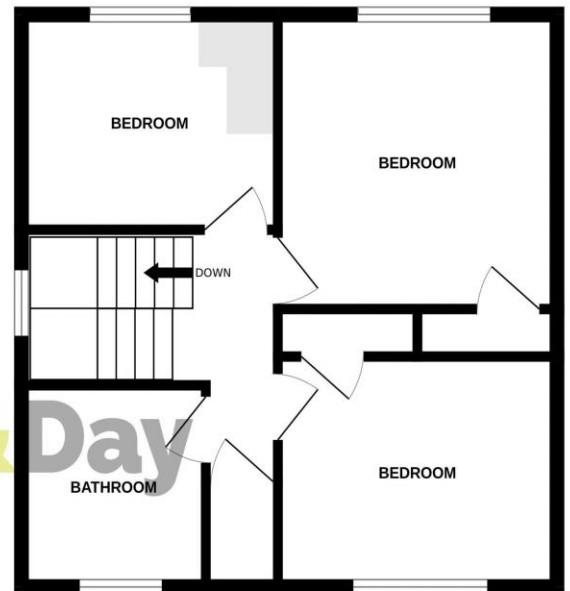
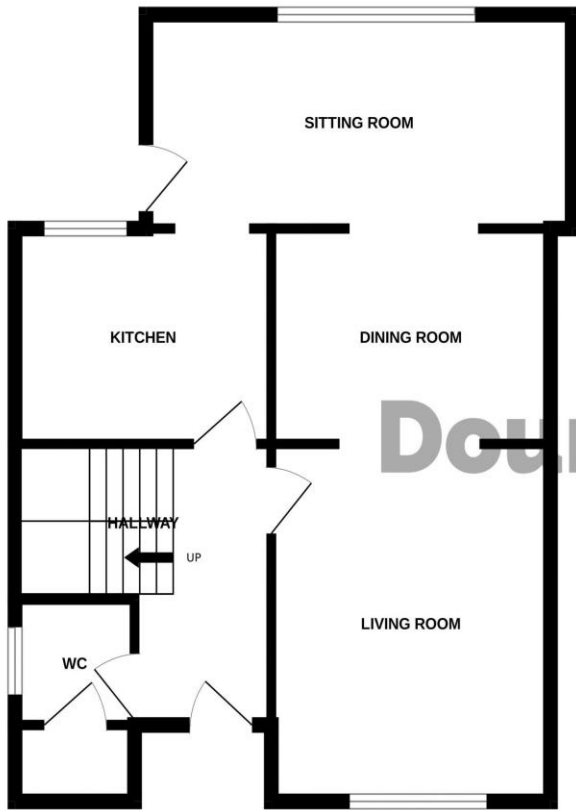
Outside Rear

A good-sized mature rear garden being mainly laid to lawn with mature shrubs and trees. There is a paved area and a latch door to a garden store located to the rear of the garage.



GROUND FLOOR

1ST FLOOR



Dourish&Day

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		40	78
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	
www.epcrea.com			



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