



£215,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: B

## Wildwood Stafford

Briarsleigh Wildwood  
Stafford Staffordshire



**Are you looking for a project? This property is situated in a desirable location close to schooling, shops, parkland walks and only a short drive to the stunning Cannock Chase, then take a look at this three bedroom semi detached home situated in Wildwood.**

Internally the accommodation comprises of an entrance hallway, good sized living room and dining kitchen. To the first floor there are three bedrooms and a refitted bathroom with separate W.C. Externally there are gardens to the front and rear as well as a brick built single garage. This property does require some modernisation and is being offered with No Upward Chain.

- Three Bedroom Semi Detached House
- Garage & Garden Front & Rear
- Dining Kitchen & Spacious Living Room
- Three Bedroom & Refitted Bathroom
- Desirable Location Close To Schooling
- Nearby Commuter Links & Walks

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 Hall

Being accessed through a double glazed entrance door, the spacious entrance hall includes a radiator.

## Lounge 10' 6" x 18' 0" (3.19m x 5.48m)

A spacious lounge having a feature stone effect fire surround, radiator and being dual aspect with double glazed windows to the front and side elevations.

## Dining Kitchen 9' 6" x 17' 10" (2.90m x 5.44m)

A spacious and light open plan dining kitchen having a range of units extending to base and eye level and fitted work surfaces with inset stainless steel sink drainer unit. Space and plumbing for appliances, splashback tiling, useful understairs storage cupboard/pantry, radiator, stairs leading to the first floor landing. There are double glazed double doors and double glazed window giving views and access over to the rear garden.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## **Utility / Store** 19' 5" x 7' 1" (5.91m x 2.15m)

A substantial utility / store room having fitted work surfaces, radiator, space and plumbing for appliances, double glazed window and door leading to the side elevation

## **First Floor Landing**

Having access to loft space, airing cupboard with shelving and housing the wall mounted gas central heating boiler.

## **Bedroom One** 10' 10" x 9' 5" (3.31m x 2.88m)

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

## **Bedroom Two** 9' 9" x 12' 0" (2.98m x 3.65m)

A second double bedroom having a built-in storage cupboard / wardrobe, radiator and double glazed window to the rear elevation.

## **Bedroom Three** 7' 9" x 8' 3" (2.36m x 2.52m)

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

## **Family Bathroom** 5' 0" x 5' 7" (1.52m x 1.70m)

Being refitted and having a suite including a panelled bath with electric shower over, pedestal wash basin, radiator, tiled walls and double glazed window to the side elevation.

## **Separate WC**

Having a low level WC, tiled walls and double glazed window to the side elevation.

## **Outside - Front**

The property is mainly laid to lawn with path leading to the entrance door.

## **Outside - Rear**

The garden includes a paved patio area with steps leading to a lawned garden with paved pathway and being enclosed by panel fencing.

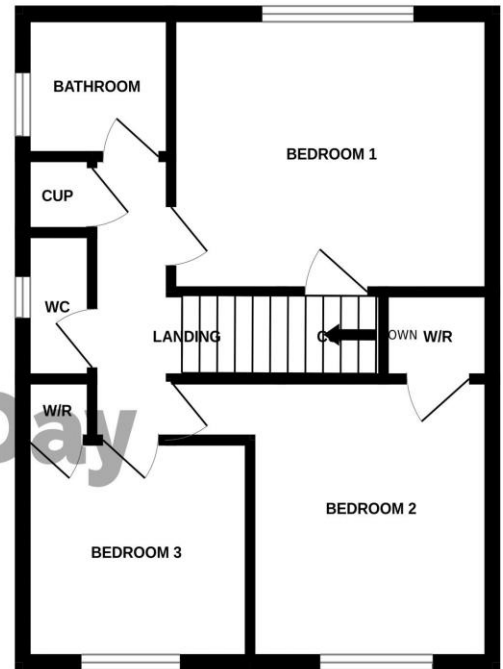
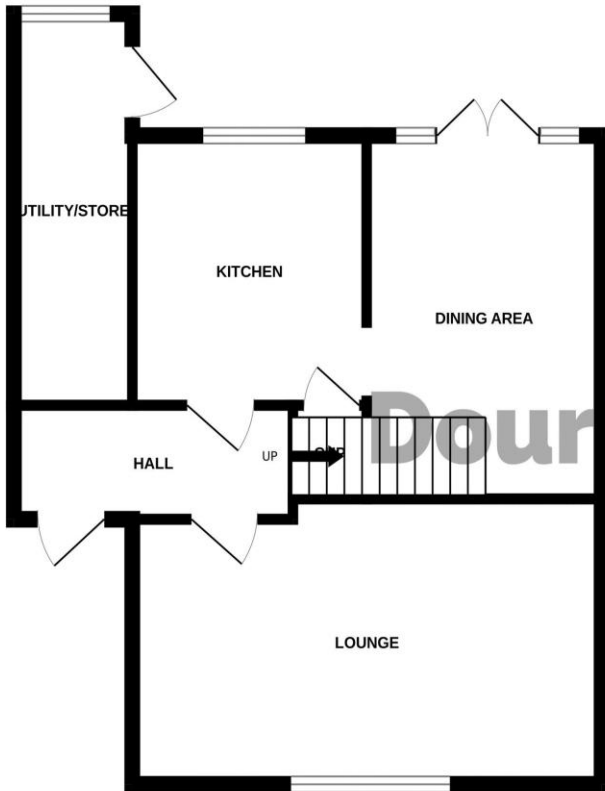
## **Garage**

The garage is accessed from the rear of the property and includes an up and over door to the front, power, lighting and window to the rear elevation.

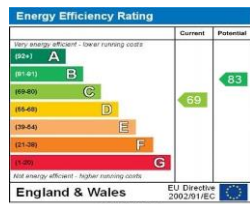


GROUND FLOOR

1ST FLOOR



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.  
Made with Metropix ©2024



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk