



£350,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

🏠 COUNCIL TAX BAND: **D**

Wildwood Stafford

The Woodcote Wildwood
Stafford Staffordshire



A great four bedroom detached family home, situated in a very well regarded location, close to shops, amenities, schooling, parkland and canal walks and only a short drive or bike ride away from the stunning Cannock Chase.

Internally, comprising of an entrance hallway, study/dining room, spacious lounge, double glazed conservatory/garden room, utility room and fitted kitchen. Meanwhile, to the first floor there are four bedroom and a stunning modern and contemporary refitted family bath/shower room. Externally, there is a block paved driveway which provides parking for several vehicles, detached garage and a rear garden.

- Four Bedroom Detached Family Home
- Desirable Location Close To Schooling & Amenities
- Spacious Living Room & Conservatory
- Ample Off-Street Parking & Single Garage
- Cannock Chase Only A Short Drive Or Bike Ride Away
- Gardens To The Front & Rear

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Entrance Hallway

Accessed via a double glazed entrance door, and having wood effect laminate flooring, radiator, stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage cupboard, and internal doors off, providing access to;

Lounge 20' 7" x 11' 5" (6.27m x 3.49m)

A substantial, spacious & well-presented lounge, having wood effect laminate flooring, part-wood panelled effect wall, radiator, fitted shelving, a granite fire surround with matching inset & hearth housing a pebble effect electric fire, coving to the ceiling, a double glazed window to the front elevation, and double height double glazed windows & double glazed double doors to the Conservatory/Garden Room.

Conservatory/Garden Room 9' 5" x 11' 9" (2.88m x 3.57m)

A brick based double glazed conservatory, having tile effect flooring, radiator, double glazed double height windows, and double glazed double doors providing views and access out to the rear garden. There is also a further double glazed door to the side elevation, leading-in to the Utility Room & Kitchen.

Kitchen 8' 4" x 12' 6" (2.54m x 3.81m)

Fitted with a matching range of wall, base & drawer units with work surfaces & matching splashback upstands over, and incorporating an inset 1.5 bowl



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stainless steel sink with drainer & mixer tap. In addition, there is space to accommodate a freestanding cooker with an existing extractor canopy over, and space for a washing machine & fridge/freezer. There is ceramic splashback tiling to the walls, tile effect flooring, under cupboard lighting, radiator, a double glazed window to the side elevation, and opening leading through to the Utility Room.

Utility Room 8' 10" x 5' 9" (2.68m x 1.74m)

Having a fitted work surface with space & plumbing for appliances, storage unit, tile effect flooring, radiator, double glazed windows & door to the side elevation, and a further double glazed window to the rear elevation.

Study 11' 8" x 7' 6" (3.55m x 2.28m)

Having coving to the ceiling, radiator, and a double glazed window to the front elevation.

First Floor Landing

Having inset ceiling downlighting, an access point to the loft space, and internal doors off, providing access to;

Bedroom One 11' 9" x 10' 6" (3.57m x 3.19m) (measured INTO fitted wardrobes)

A double bedroom featuring fitted double wardrobes with sliding mirrored doors, door to a spacious storage cupboard with shelving, a double glazed window to the front elevation, and radiator.

Bedroom Two 11' 9" x 10' 5" (3.57m x 3.17m)

A second double bedroom, again featuring fitted double wardrobes with sliding mirrored doors & fitted dressing table with drawers beneath. There is also a double glazed window to the front elevation, and radiator.

Bedroom Three 8' 6" x 6' 11" (2.60m x 2.11m)

Having a double glazed window to the rear elevation, and radiator.

Bedroom Four 8' 6" x 6' 6" (2.60m x 1.98m)

Having a double glazed window to the rear elevation, and radiator.

Family Bathroom 5' 5" x 10' 5" (1.64m x 3.18m)

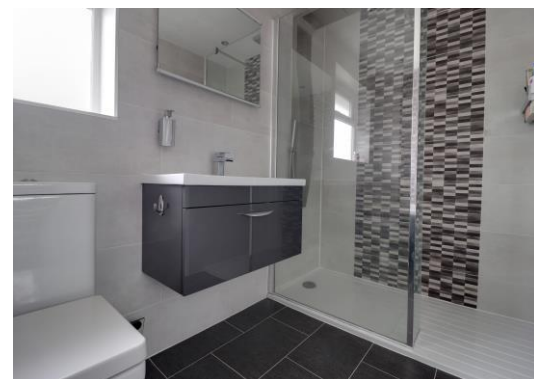
A good sized family bathroom featuring a modern recently fitted white suite comprising of a low-level WC, a rectangular wash hand basin with chrome mixer tap & vanity unit beneath, a panelled bath with chrome mixer tap & hand held shower attachment, and a double walk-in shower cubicle housing a mains-fed mixer multi-jet shower. In addition, there is inset ceiling downlighting, ceramic tiling to the walls, tile effect flooring, a contemporary style chrome towel radiator, and a double glazed window to the rear elevation.

Detached Garage

A detached single garage, having an up and over vehicular access door to the front elevation, a double glazed pedestrian access door to the side elevation providing access to/from the rear garden. The garage also benefits from having both power & lighting installed.

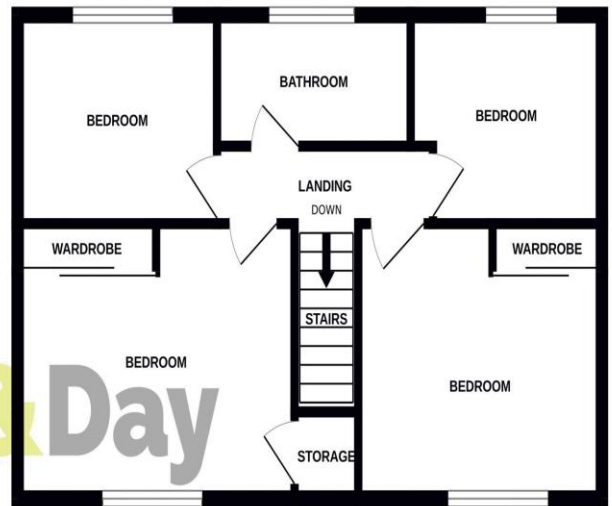
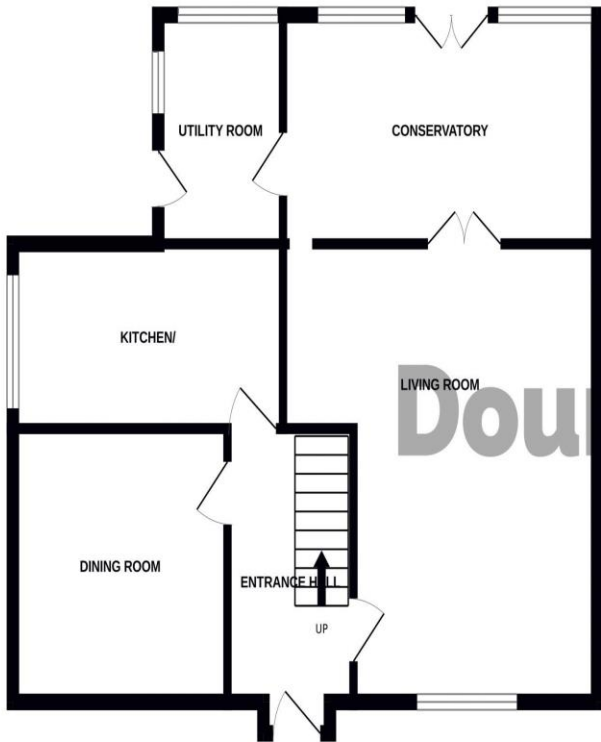
Externally

The property is positioned within a small cul-de-sac, and is approached over a block paved driveway providing ample off-street parking, and having a lawned front garden area. The block paved driveway continues to the side of the property leading to the detached brick built garage, and there is secure gated side access which leads to the rear garden which is laid mainly to lawn, having paved & gravelled garden areas,



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.
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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		
Not energy efficient - higher running costs			
		70	82
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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