



£275,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

🏠 COUNCIL TAX BAND: **C**

Wildwood Stafford

Spinneyfields Wildwood
Stafford Staffordshire



This fantastic newly refurbished detached property ticks all the boxes! Situated in a small cul-de-sac within the highly regarded area of Wildwood, having beautiful nearby park and canal walks on your doorstep, as well as great amenities and schooling.

Internally, comprising of an entrance hallway, good sized living room and a refitted contemporary style dining kitchen. Meanwhile, to the first floor there are three bedrooms and a contemporary refitted family bathroom. Externally, the property continues to impress, also benefitting from having ample off-street parking, a detached brick built garage and a garden to the rear. This property is also ready to move into and is being offered with no onward chain.

- Three Bedroom Detached Property
- Newly Modernised Throughout
- Living Room, Kitchen/Breakfast & Conservatory
- Three Good Size Bedrooms & Family Bathroom
- Driveway, Garage & Private Rear Garden
- No Onward Chain

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

Accessed through a double glazed entrance door to the front elevation, and having stairs off, rising to the first floor landing & accommodation, wood laminate flooring, and a radiator.

Living Room 16' 2" x 11' 7" (4.93m x 3.54m)

A spacious living room with an electric fire, radiator, and double glazed bay window to the front elevation.

Kitchen & Dining Space 10' 7" x 14' 4" (3.23m x 4.37m)

An open-plan kitchen & dining area, featuring a fitted range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset stainless steel single bowl sink/drainer with chrome mixer tap over, and appliances which include a fitted electric oven/grill, electric hob, and extractor hood over. The room also benefits from two useful built-in storage cupboards, wood laminate flooring, radiator, a double glazed window to the rear elevation, a double glazed sliding door leading into the conservatory, and double glazed side door.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Conservatory 8' 11" x 8' 6" (2.72m x 2.59m)

Having double glazed windows to the surround, vinyl flooring, and a double glazed door to the rear elevation.

First Floor Landing

Having access to the loft space, a built-in airing cupboard housing a wall mounted gas central heating boiler, a double glazed window to the side elevation, and internal doors off, providing access to all bedrooms & bathroom.

Bedroom One 13' 3" x 8' 6" (4.04m x 2.59m)

A spacious double bedroom, having a double glazed window to the front elevation, and a radiator.

Bedroom Two 13' 8" x 8' 7" (4.16m x 2.61m)

A spacious second double bedroom, having a double glazed window to the rear elevation, and a radiator.

Bedroom Three 9' 4" x 6' 0" (2.85m x 1.84m)

Having a double glazed window to the front elevation, a useful over-stairs storage cupboard, and radiator.

Bathroom 8' 7" x 6' 0" (2.62m x 1.82m)

Fitted with a white suite comprising of a panelled bath with chrome mixer-fill tap, shower screen to side, and mains-fed shower over. There is also a low-level WC with an enclosed cistern, and a wash basin set into top with a chrome mixer tap over, and storage beneath. The bathroom also benefits from having splashback walls, a chrome towel radiator, and a double glazed window to the rear elevation.

Outside Front

The property is approached over a driveway with a decorative gravelled garden to the side, and providing off-street vehicle parking, continuing to the side of the property to provide access to a canopied style porch & garage. There is also gated access at the side of the property to the rear, providing access to the rear garden.

Garage 25' 8" x 8' 0" (7.82m x 2.45m)

A larger than average single detached garage, having an up and over garage door to the front elevation, a further double glazed pedestrian door & window to the rear elevation providing access to/from the rear garden, and also benefitting from having both power & lighting installed.

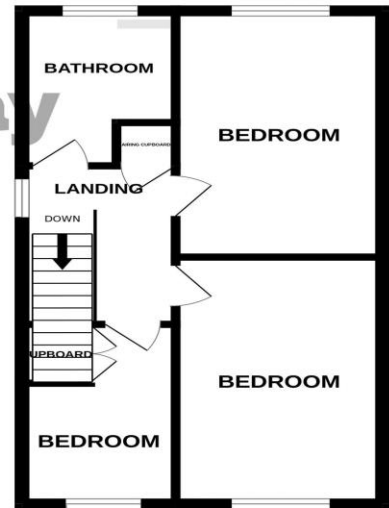
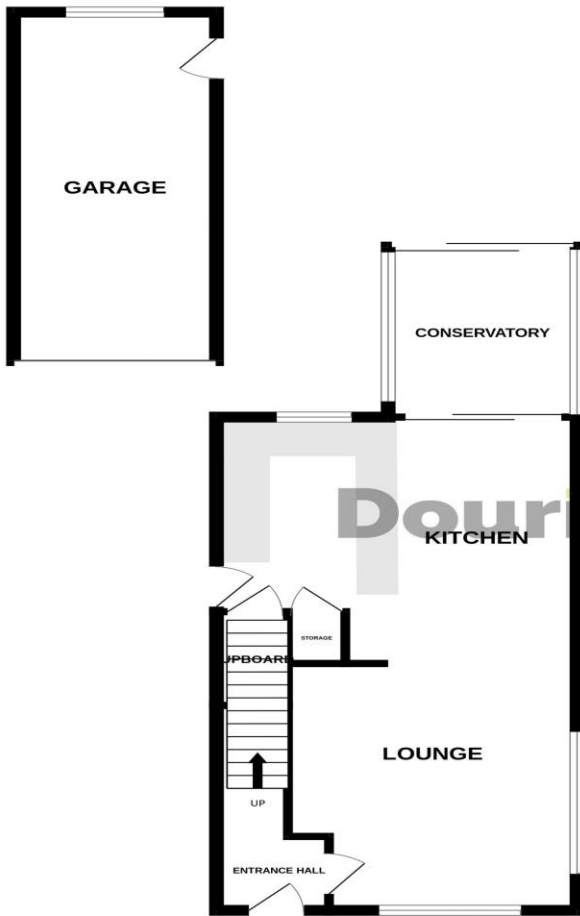
Outside Rear

An enclosed rear garden, being low-maintenance featuring a paved outdoor seating area & a small lawned garden area with an array of mature shrubs & plants.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - Great rating 92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69	84

England & Wales EU Directive 2002/91/EC
www.epcrea.com

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