



£225,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

Wildwood Stafford

Heronswood Wildwood
Stafford Staffordshire



Swoop down to Heronswood and snatch the best property in the pond! This much improved and beautifully presented home enjoys an open plan living space in a fantastic location and a good sized rear garden.

Situated in the highly desirable area of Wildwood, close to shops, schooling, nature reserve and parkland walks as well as being only a bike ride or short drive away from the stunning Cannock Chase. Internally the accommodation comprises of an entrance hallway, living room and refitted open plan dining kitchen with French doors to the rear garden. To the first floor there are three bedrooms and a refitted family bathroom. Externally the property has a good sized rear garden and single garage which is located to the rear of the property.

- Superb, Modernised 3 Bedroom Property
- Refitted Open Plan Kitchen Diner
- Good Sized Lounge & Entrance Hallway
- Rear Garden & Single Garage
- Desirable Location Close To Schooling
- Nearby Amenities & Close To Cannock Chase

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hall

Accessed through a storm porch and modern composite double glazed door having wood effect flooring, radiator, open plan understairs storage space and stairs off to the first floor landing.

Lounge 15' 3" x 11' 7" (4.65m x 3.53m)

A spacious and light lounge having a feature panel effect wall, coving, radiator, double glazed bay window to the front elevation and double doors leading to:



Kitchen/Diner 8' 6" x 17' 11" max (2.58m x 5.47m max)

Modern and contemporary refitted open plan kitchen and dining room comprising wall mounted units with worktop incorporating a four ring halogen hob with cooker hood over, stainless steel sink with brushed stainless steel contemporary style instant boiling water mixer tap and matching base units with integrated dishwasher, oven/grill and washing machine. Radiator, spacious storage cupboard, double glazed window and double glazed double doors leading out to the paved seating area and private rear garden.



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First Floor Landing

Having coving, radiator, two storage cupboards and access to loft space.

Bedroom One 13' 9" max x 11' 8" max (4.20m max x 3.55m max)

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

Bedroom Two 10' 1" x 9' 6" (3.08m x 2.89m)

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

Bedroom Three 6' 11" x 8' 4" (2.11m x 2.53m)

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

Bathroom 5' 8" x 8' 1" (1.73m x 2.47m)

A contemporary style refitted suite comprising of a panel bath housing a mains fed shower with glass screen and chrome mixer tap, wash hand basin with vanity unit under and low level WC. Splashback tiling, chrome towel radiator, downlighting, wood effect flooring and two double glazed windows to the rear elevation.

Outside

The property has a lawned front garden and secure gated side access leading to a good sized and private rear garden with large paved seating area and laid mainly to lawn. Vehicle access to the rear of the property which leads to a single garage with an up and over door.





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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	85 B



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