



£400,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: E

Wildwood Stafford

Maple Wood Wildwood
Stafford Staffordshire



When buying a property, location is one of the most important factors—and this home definitely ticks that box! Nestled in a sought-after cul-de-sac in Wildwood, this detached family home offers excellent nearby amenities, top-rated schools, scenic canal walks, and parkland, with the beautiful Cannock Chase just a short bike ride away.

Inside, the property features an entrance hallway, guest WC, living room, dining room, conservatory, and kitchen. Upstairs, you'll find a family bathroom and four generously sized bedrooms. Set on an enviable plot, the exterior boasts a double-width driveway, a detached double garage, and well-maintained front and rear gardens. Homes like this in such a desirable area are always in demand, so call us today to arrange a viewing!

- Prime Cul-De-Sac Location In Wildwood
- Four Spacious Bedrooms, Family Bathroom
- Conservatory, Living Room & Dining Room
- Detached Double Garage & Driveway
- Well-Maintained Front & Rear Gardens
- Close To Schools, Parks & Amenities

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hall

Accessed through a double glazed entrance door with a double glazed opaque window to the front elevation, also having stairs rising up to the first floor accommodation and radiator.

Guest WC 6' 0" x 5' 1" (1.83m x 1.56m)

Fitted with a suite which includes a WC and vanity style wash hand basin with mixer tap, whilst there is also wood effect flooring, two radiators and double glazed window to the front elevation.

Living Room 15' 2" x 11' 11" (4.62m x 3.62m)

A bright and spacious reception room featuring a decorative brick fireplace with tiled hearth, radiator, double glazed bow window to the front elevation and double glazed window to the side elevation.

Dining Room 8' 9" x 15' 1" (2.67m x 4.60m)

A second good sized reception room with a radiator and double glazed sliding door leading to the:

Conservatory 8' 2" x 12' 4" (2.50m x 3.75m)

A wooden constructed conservatory with double glazed window panels and double doors leading out to the garden.

Kitchen 14' 7" x 9' 1" (4.44m x 2.78m)

Fitted with a range of wall, base and drawer units with a work surface which incorporates a one and a half bowl sink drainer unit with mixer tap with space for a cooker. The room also benefits from having a useful storage cupboard, recess



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downlights, wood effect flooring, radiator, double glazed window to the rear elevation and double glazed rear door.

Utility 6' 9" x 5' 10" (2.06m x 1.77m)

Having a fitted work surface with a sink and spaces for appliances beneath. There is also a gas central heating boiler, wood effect flooring and double glazed window to the side elevation.

First Floor Landing

Having a loft access point and recess downlight.

Bedroom One 12' 3" x 12' 0" (3.73m x 3.66m)

A double bedroom with two built in double wardrobes, a radiator and double glazed window to the front elevation.

Bedroom Two 10' 5" x 12' 0" (3.17m x 3.65m)

A second double bedroom with a built in double wardrobe, radiator and double glazed window to the rear elevation.

Bedroom Three 9' 0" x 12' 4" (2.74m x 3.76m)

A third double bedroom with a radiator and double glazed window to the rear elevation.

Bedroom Four 7' 5" x 12' 4" (2.25m x 3.76m)

Having a tiled shower cubicle with mains shower, radiator and double glazed window to the front elevation.

Bathroom 7' 5" x 6' 4" (2.27m x 1.92m)

Fitted with a suite which includes a WC, wash hand basin with mixer tap, panelled bath with mixer tap and electric shower over. There is also ceiling spotlights, a radiator and double glazed window to the side elevation.

Outside - Front

To the front of the property there is a double width driveway which sits in front of the double garage with a pathway leading up to the main entrance of the house. Whilst also to the front there are well kept lawned gardens and a decorative planting bed.

Double Garage

A double garage with an electronic remote controlled up and over garage door and rear personal door leading out to the garden.

Outside - Rear

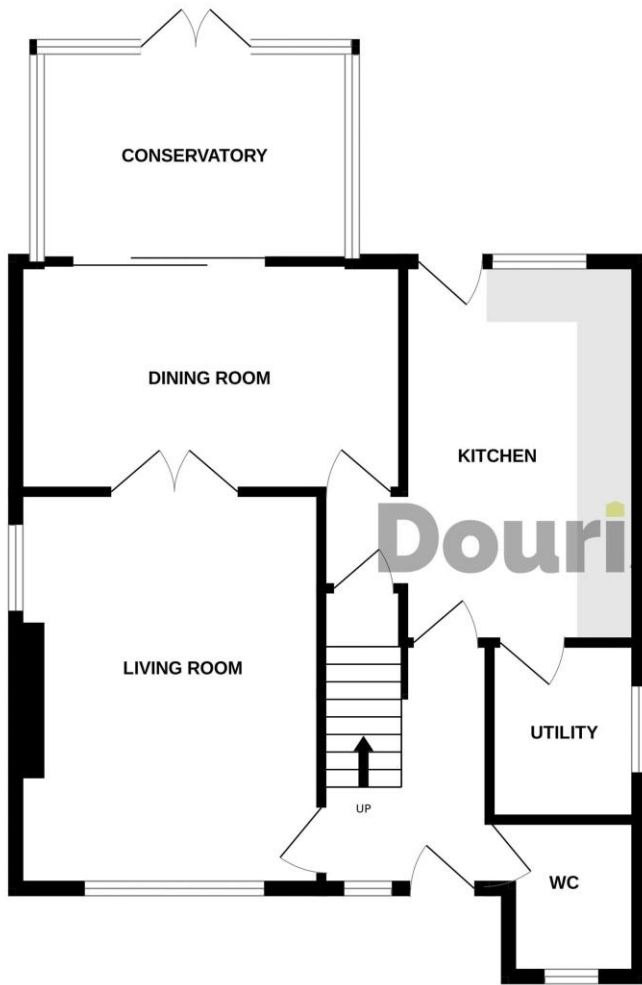
A well kept mature garden featuring a lovely sized lawn with decorative planting beds, paved seating area and steps from the garden lead down to the rear door of the double garage.

ID Checks

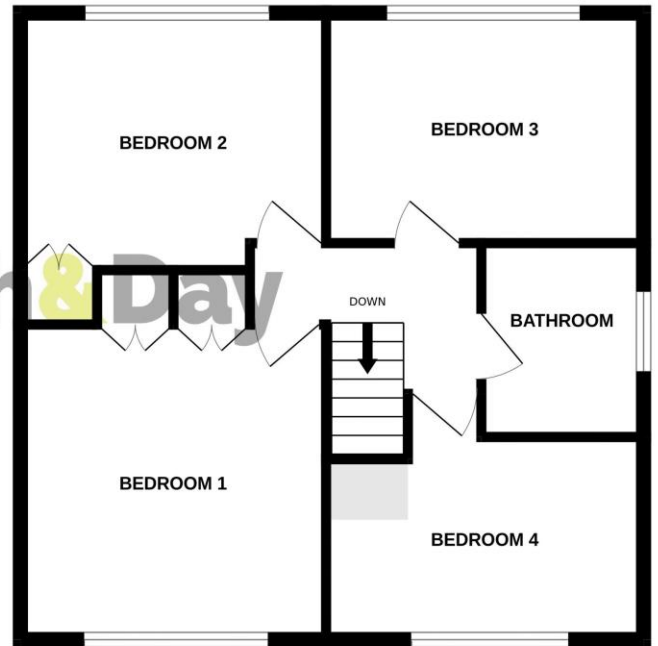
Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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



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