



£235,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

Wildwood Stafford

The Bramblings Wildwood
Stafford Staffordshire

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There are two key words that define this spacious three bedroom semi detached house in Wildwood, Location and Potential!

The property sits on a good sized corner plot with excellent **POTENTIAL** to extend subject to planning consent and is situated in the highly desirable **LOCATION** of Wildwood, having well regarded nearby schooling, shops, amenities, parkland walks and the stunning Cannock Chase only a short drive away. Internally the accommodation comprises of an entrance hall, living/dining room, dining room, sitting room and fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Externally the property enjoys ample off road parking, single garage and good sized gardens to three elevations. This property does require modernisation throughout and is being offered with No Upward Chain.

- Spacious Three Bed Semi-Detached House
- Lounge Diner & Sitting Room
- Dining Room & Fitted Kitchen
- Large Corner Plot & Single Garage
- Excellent Potential To Extend Subject To Planning
- Desirable Location Close To Schools & Amenities

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

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Entrance Hallway

Being accessed through a double glazed entrance door and having wood effect flooring and stairs leading to the first floor landing.

Lounge & Dining Area 23' 7" x 11' 5" (7.18m x 3.47m) - all max measurements
A spacious 'L' shaped lounge/diner having a fire surround with granite inset and hearth and housing a pebble effect gas fire. Coving, storage cupboard, two radiators and double glazed window to the front elevation.

Kitchen 10' 7" x 11' 3" inc recess (3.23m x 3.44m inc recess)
Having a range of fitted units extending to base and eye level with fitted work surfaces having an inset sink drainer with mixer tap. Integrated oven/grill, four ring electric hob, space and plumbing for appliances, splashback tiling, wood effect laminate floor, double glazed window to the front elevation.

Sitting / Dining Room 10' 2" x 7' 10" (3.09m x 2.40m)
Offering flexible usage with wood effect laminate floor, radiator and glazed double doors giving views and access to the rear garden.

Office / Playroom 10' 2" x 9' 11" (3.09m x 3.01m)
A third reception room again offering flexible usage with wood effect laminate floor, radiator, coving, double glazed window and door to the rear elevation and further door to the garage.



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First Floor Landing

Having access to loft space, cupboard housing the wall mounted gas central heating boiler and double glazed window to the side elevation.

Bedroom One 11' 10" x 8' 4" (3.61m x 2.53m)

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

Bedroom Two 9' 6" x 8' 4" (2.90m x 2.54m)

Having built-in wardrobes, radiator and double glazed window to the rear elevation.

Bedroom Three 8' 8" x 6' 0" (2.65m x 1.83m)

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

Bathroom 5' 9" x 6' 0" (1.74m x 1.84m)

Having a suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and low level WC. Chrome towel radiator, tiled walls, double glazed window to the rear elevation.

Outside - Front

The property sits on a good-sized end corner plot having a good-sized lawned front garden and a driveway providing ample off-road parking and leading to:

Garage 18' 6" x 8' 3" (5.64m x 2.52m)

Having an up and over door to the front, power and lighting.

Outside - Rear

Being accessed through a gate from the side of the house leads to a large plot with a lawned side area and a further lawned garden to the rear which includes a paved seating area.

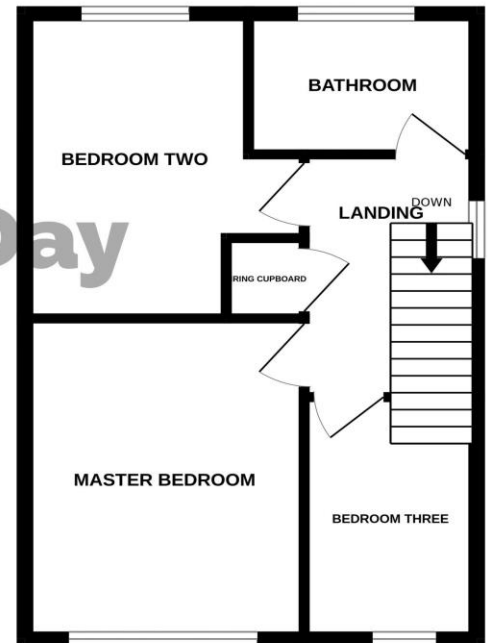
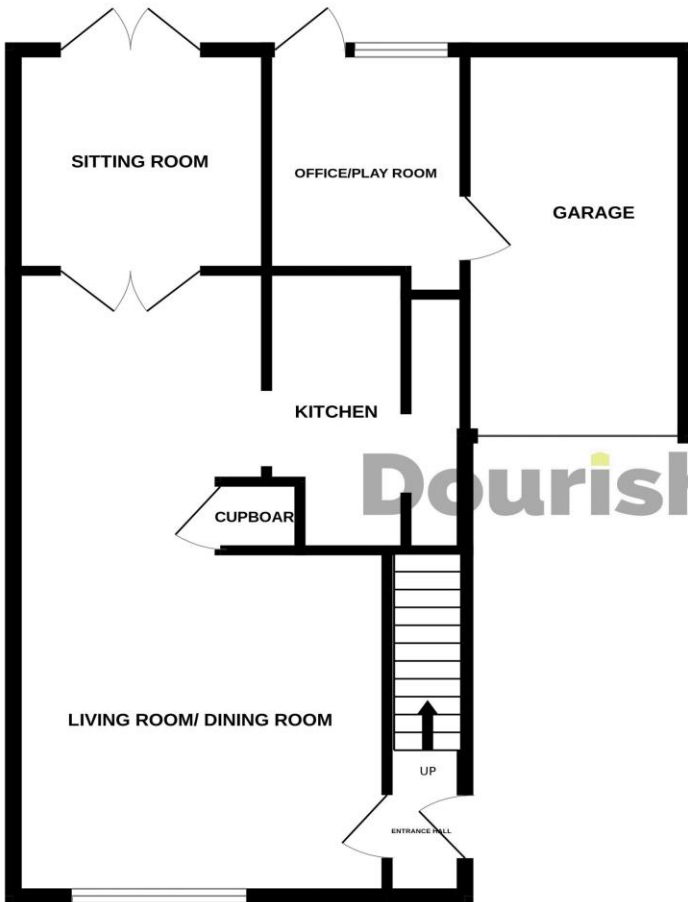
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GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Best energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	73	
(21-38)	F		
(1-20)	G		
Worst energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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