

Lindenbrook Vale

Wildwood, Stafford, ST17 4QN



An extended semi-detached family home, offered to the market with no onward chain, located in the popular area of Wildwood.

£245,000



John German

An extended and well-presented semi-detached family home located on Lindenbrook Vale in the popular area of Wildwood. The location is ideal for families due to its proximity to Wildwood Park that has a selection of shops including a Co-op, plus an excellent choice of local schools. It falls in the catchment area of Bamfield's Primary School and Walton High School for secondary education. Junctions 13 and 14 of the M6 provide links into the national motorway network and Stafford has its own intercity railway station offering regular services to London Euston, some services taking only approximately one hour and twenty minutes.

Internally the property comprises of a porch with front door and separate door to the garage. Kamdean flooring extends throughout the ground floor, including the lobby which has an outer door to the garden. There is an open plan kitchen/diner which is equipped with a range of matching wall and base units with fitted work surfaces over, inset sink with drainer and mixer tap over, tiled splashbacks, brand new oven and hob and concealed extractor canopy above. There is space and provision for other domestic appliances. From the dining area, there are patio doors opening to the lovely terrace and garden, and stairs rising to the first-floor landing. Completing the ground floor is the spacious living room, having a front facing bow window with pleasant aspect to the front, wooden style laminate effect flooring, and two ceiling light points.

The first-floor landing has a cupboard housing the gas boiler, loft access to the roof space, and off which leads three bedrooms. The principal bedroom has built-in mirrored wardrobes and bedroom two has a built-in cupboard. The family bathroom has a white three piece suite, half height tiling and chrome towel radiator. There is also a separate fully tiled shower room with a brand new shower and cubicle.

Outside, the house stands back from the road behind a wide drive capable of parking two or three cars and gives access to the garage. Immediately at the rear of the garage is a useful covered area and beyond which lies a sun terrace and neat lawn with traditional borders to one side, along with a variety of plants, trees and shrubs.

Agents note: The Land Registry is currently in process of being transferred into the current owners name. It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

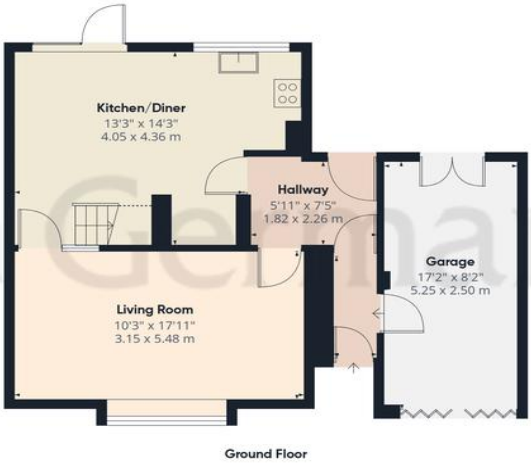
Local Authority/Tax Band: Stafford Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/04112025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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Approximate total area^m
1021 ft²
94.9 m²
Reduced headroom
13 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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