Wildwood Drive

Stafford, ST17 4PY

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£695,000

An exceptional and extremely spacious four bedroom detached bungalow which occupies an equally impressive and private plot with lovely mature gardens. A gated drive provides extensive parking and access to the double garage.

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An enclosed porch leads to a spacious reception hall which gives access to a particularly elegant lounge featuring an integrated marble fireplace and a glazed section with a patio door leading to the garden, where there is an external automated canopy. Wide folding doors open to the separate dining room.

The breakfast kitchen has an extensive range of units with contrasting worktops, a stainless-steel sink and drainer, and an integrated hob, oven, microwave and dishwasher. There is a separate utility room which has a further range of units and space and provision for domestic appliances, leading to the outside covered rear porch.

There are four well proportioned bedrooms, three of which have built-in wardrobes. The principal bedroom is particularly spacious and has a separate dressing area and walk in wardrobe which is adjacent to the ensuite, fitted with a corner bath, separate shower, wash basin and WC. The family bathroom is very well appointed and comprises bath, separate shower, WC, wash basin with integrated cupboard, linen cupboard and splash plates to all wet areas.

The property has the benefit of gas underfloor central heating, an integrated Hoover system and solar panels.

The bungalow occupies a truly delightful and extensive plot, which is particularly private with extensive gardens featuring many trees, established beds and excellent sun terraces. There are wrought iron gates leading to a very spacious block paved drive capable of parking numerous vehicles, which gives access to the excellent double garage with a WC and store off, plus an internal door to the hall.

The property is situated in a very popular residential location within easy access of local shops and schools for all ages.

Agents notes: The Land Registry document refers to rights and covenants and a copy of which is available upon request.
Some of the trees have Tree Preservation Orders.
It is quite common for some properties to have a Ring doorbell and internal recording devices.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Property construction: Standard
Parking: Drive & double 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: Staffordshire County Council / Tax Band F
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/23072026
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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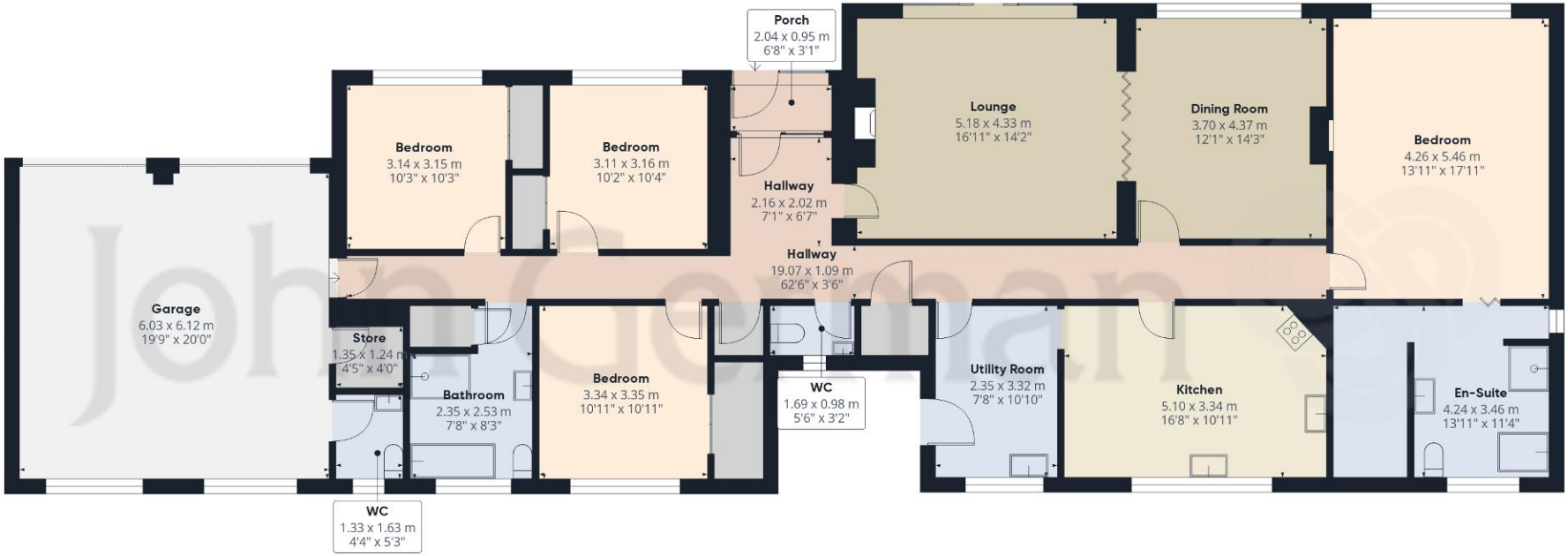

Approximate total area(1)

216 m²

2326 ft²

(1) Excluding balconies and terraces

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

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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.

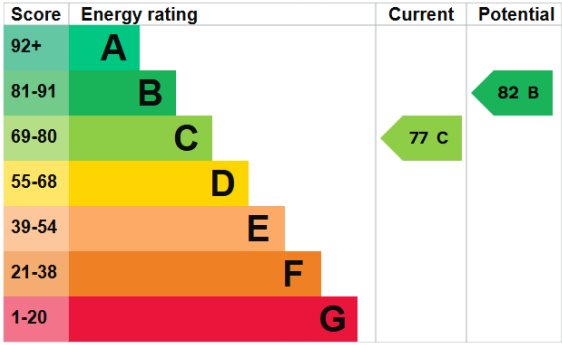
The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information 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.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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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