

Chepstow Drive

Wildwood, Stafford, ST17 4TT

John German



John German



Chepstow Drive

Wildwood, Stafford, ST17 4TT

Offers Over £425,000

A superbly presented detached family home situated on Chepstow Drive in the ever-popular Wildwood area of Stafford.

A superbly appointed detached family home nestled down Chepstow Drive, a sought-after location within 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 Barnfield'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 taking only approximately one hour and twenty minutes.

The UPVC entrance door opens into the porch where a secure composite door opens into the welcoming hallway which features a beautiful herringbone pattern floor, carpeted stairs rising to the first floor landing with useful understairs storage cupboard, wall panelling, and doors off to the living room, guest cloakroom and open plan kitchen/diner.

The warm and inviting living room has a beautiful herringbone style floor, bespoke media wall, ceiling light point, feature radiator, and UPVC double glazed bay window to the front aspect.

The heart of the home is the impressive open plan kitchen/diner, having feature wall panelling, tiled flooring, spotlights to the ceiling, feature grey vertical radiator, two UPVC double glazed windows and French doors opening out to the rear garden. The kitchen itself is fitted with a contemporary range of matching wall and base units with a variety of integrated appliances and breakfast bar area. There is a door out to the side of the property and a door leading into the utility room, which in turn provides access into the garage store.

Upstairs, there are four double bedrooms, with the spacious master bedroom benefiting from its own en-suite shower room. The other three bedrooms are serviced by the contemporary family bathroom, comprising of floor to ceiling tiles, bath with shower over and recessed shelves, low level WC, wall hung wash basin, heated towel rail, spotlights to the ceiling, and an obscured UPVC double glazed window to the rear aspect.

Outside, to the front of the property is a block-paved driveway providing off-road parking for various vehicles, with access into the garage store. To the rear of the property is an enclosed garden with an extensive paved patio seating area, lawned garden and play area.

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

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 D

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

Our Ref: JGA/30032026





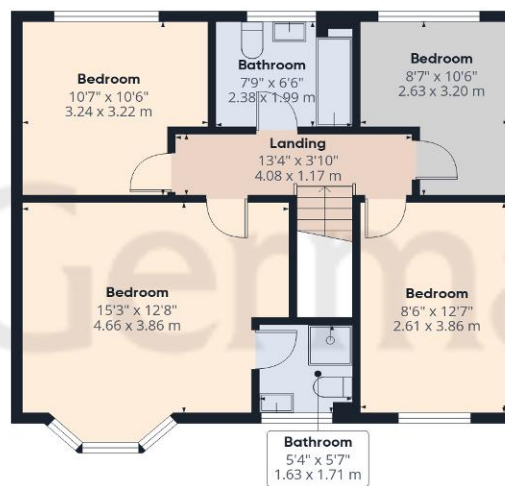


Ground Floor

Approximate total area⁽¹⁾

1308 ft²

121.4 m²



Floor 1



(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.

GIRAFFE360



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.

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.

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.

AWAITING EPC MEDIA

John German



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



