

Spreadoaks Drive

Wildwood, Stafford, ST17 4RP



A beautifully presented detached house situated in an exceptionally popular area of Wildwood enjoying particularly pleasant open views to the front.

Offers over £260,000

John German 

Accommodation - A porch opens into the reception hall that has stairs rising to the first floor landing. The splendid lounge has a front facing bow window incorporating blinds and a stunning media wall extends full width to one wall having a recess for a TV, a contemporary log effect fire with recesses either side featuring modern style panelling and integrated lighting.

The dining kitchen has an attractive range of units that extends into a peninsular area complemented by wood effect work surfaces and a stainless steel sink. There are two useful understairs cupboards and the freestanding cooker and dishwasher are included. The dining area has double french style doors out to the terrace and garden.

The first floor landing has a cupboard housing the boiler. There are three bedrooms, two of which have built in wardrobes and the third bedroom has a cupboard over the stair intrusion. These are served by the main bathroom having a bath with electric shower over, pedestal wash basin, WC and full height tiling.

Outside - The property stands back from the road beyond a drive capable of parking two cars that extends to the side of the property which in turn leads to the sun terrace and rear garden. The garage has been converted into a study/gym and a separate store. The hot tub is not included however may be included by separate negotiation.

The house is situated in this exceptionally popular area of Wildwood that is convenient for the local Co-Op. The county town centre of Stafford has a range of amenities including an intercity railway station offering regular services to London Euston, some of which take approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.

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. The land registry document refers to covenants, a copy is available upon request.

Property construction: Traditional

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Standard, Superfast & Ultrafast available

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 C

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

Our Ref: JGA/29012026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	73 C
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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