Lovett & Co estate agents

The Bramblings

Stafford

The Bramblings
Stafford

3 1 1

Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached house situated in a sought after residential area of Wildwood, Stafford.

The property is just a short walk from various local shops and amenities. It also falls within the catchments area for excellent schools, including the esteemed Barnfield Primary and Walton Secondary Schools. Additionally, it offers convenient access to Junction 13 of the M6, which connects directly to the national motorway network and the M6 toll road. Stafford boasts an intercity railway station with frequent services to London Euston.

On the ground floor the property features an inviting entrance hallway, spacious front lounge and superb open plan kitchen diner to the rear. Upstairs you'll find a landing, modern fitted bathroom and three bedrooms.

Externally there is parking at the front and side for several vehicles provided by a new gravel driveway (2022) plus access to the garage at the rear. The good sized private rear garden features patio and lawn areas perfect for entertaining guests.

Other benefits include: UPVC double glazed windows and gas central heating throughout provided by a new modern fitted combi' boiler (2022).

RECEPTION HALL:
UPVC entrance door, laminate flooring, ceiling light point, useful cloak cupboard, stairs to first floor and doors to the kitchen-diner and lounge.

LOUNGE:
13' 5'' x 11' 3'' (4.08m x 3.42m)
Feature fireplace with contemporary surround, laminate flooring, coving, TV aerial, socket, ceiling light point, radiator, door to kitchen-diner and window to the front.

OPEN PLAN KITCHEN-DINER:
10' 0'' x 14' 8'' (3.04m x 4.46m)
Range of modern fitted matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring electric hob with extractor fan, space for further appliances, ample room for dining table and chairs, tiled flooring, ceiling spot lights, wall mounted boiler, large under stairs storage cupboard, breakfast bar, two windows to rear and door to side of property.

FIRST FLOOR LANDING:
Carpeted flooring, ceiling light point, hatch to the boarded loft space with light, hatch, doors off to three bedrooms, family bathroom and useful storage cupboard.

MASTER BEDROOM:
11' 11'' x 8' 6'' (3.62m x 2.59m)
Laminate flooring, fitted wardrobes and overhead cabinets, radiator, ceiling light point and window to front.

BEDROOM TWO:
9' 3'' x 8' 6'' (2.83m x 2.59m)
Laminate flooring, built in wardrobe, ceiling light point, radiator and window to rear.

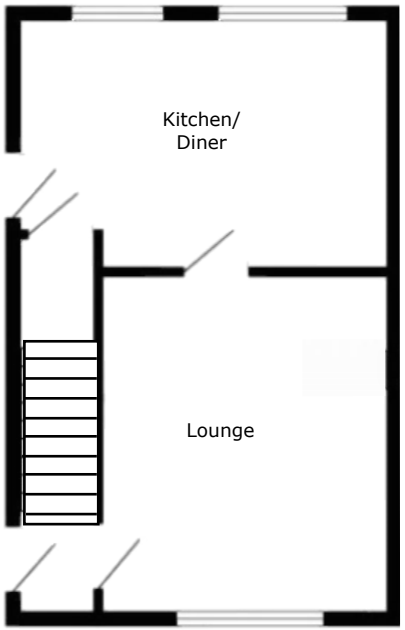
BEDROOM THREE:
8' 10'' x 6' 0'' (2.69m x 1.83m)
Laminate flooring, ceiling light points, radiator and window to the front.

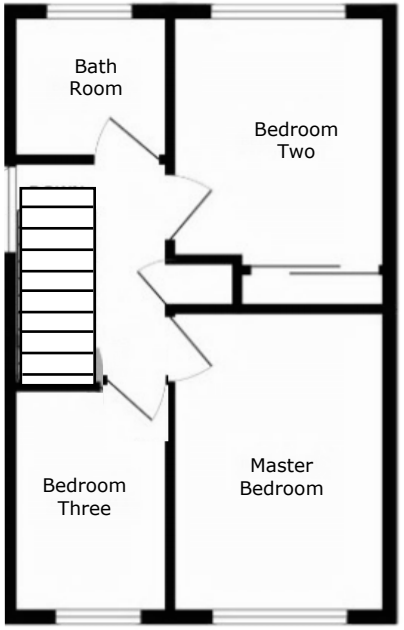
FAMILY BATHROOM:
Modern fitted white suite comprising: bath with shower over and screen, pedestal hand basin and low level WC, radiator, tiled walls and flooring, ceiling light point and window to rear.

DETACHED GARAGE:
Up and over entrance door.

VIEWING:
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:
These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.





FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE