

# Ravenswood Crest

Wildwood, Stafford, ST17 4QG



An extended and tastefully presented three bedroom semi detached house located on the ever popular Wildwood estate, close to popular primary schools and Walton High School catchment.

£250,000

John German 

Located in this sought after area of Stafford and approached from the Cannock Road, this extended family sized semi is within an easy walking distance of the estate shops, local pub, Wildwood Park and canal side walks alongside Staffordshire and Worcestershire Canal.

The property is gas centrally heated and uPVC double glazed and a recessed storm canopy porch and front main door lead you into the reception hall, off which lead a built in cloaks storage cupboard, a two-piece fitted guest cloakroom, stair to the first floor and access to the breakfast kitchen and lounge.

The fitted kitchen has a front aspect window and is a room large enough to house a breakfast table and chairs. There is a comprehensive range of paint finished base and wall units with contrasting worktops and splashback tiling, together with an inset sink unit, built in double oven, electric hob and appliance spaces for a fridge, freezer, washing machine and dishwasher.

The lounge is positioned at the rear of the house and has double door access to the patio and garden. There is an open plan access to the adjoining dining room which like the lounge has a timber laminate floor and enjoys garden views.

The first floor landing has a side aspect window and gives access to the three bedrooms and bathroom.

Bedroom one is front facing double room with built in wardrobe. Bedroom two is a rear facing double room with built in wardrobe and bedroom three is a rear facing single room.

The family bathroom is fully tiled and has a white and chrome suite comprising bath with shower over, low level WC and wash hand basin.

Outside, single garage adjoining the house. Driveway parking for two cars or so, flanked by a slate chippings border and some established shrubs. The rear garden is south facing and offers a patio area, lawn, fenced boundaries and various shrubs.

**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](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/10032025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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