





An excellent opportunity to acquire an attractive detached house that requires refurbishment however offers enormous scope and potential. Situated in a delightful private cul de sac location within the highly desirable Wildwood area.

£325,000



A canopy porch leads to a reception hall which has stairs rising to the first-floor landing and a cloakroom off with wash basin and WC.

The well-proportioned lounge has a traditional fire surround with marble hearth and inset (we cannot confirm the coal effect fire is in working order). Double doors open to a further sitting room which in turn has patio doors opening to the conservatory.

The kitchen has a range of oak faced high and low level units with granite effect work surfaces and a stainless steel one and a half bowl sink and drainer. There is an integrated hob, oven and a combination microwave/oven. Tiled floor runs underfoot and a wide opening opens to the dining area where a French style door opens to the garden.

On the first-floor landing there are four bedrooms, the principal bedroom has its own en suite with wash basin, WC and shower. Completing the first floor is the family bathroom having a bath, WC and wash hand basin.

The property is situated off a shared private brick block paved driveway that leads to the property's own private double width drive giving access to the single garage. There is a raised terrace style garden to the front and gated entrance to the rear garden which has a paved sun terrace area, lawn and a further sun terrace and deck. There are far reaching views over the rooftops to the side of the property.

Location - Wildwood is an exceptionally popular area and is within easy access of schools for all ages, a local Co-Op and pub.

what3words: nerve.filed.audit

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy the mselves as to their suitability.

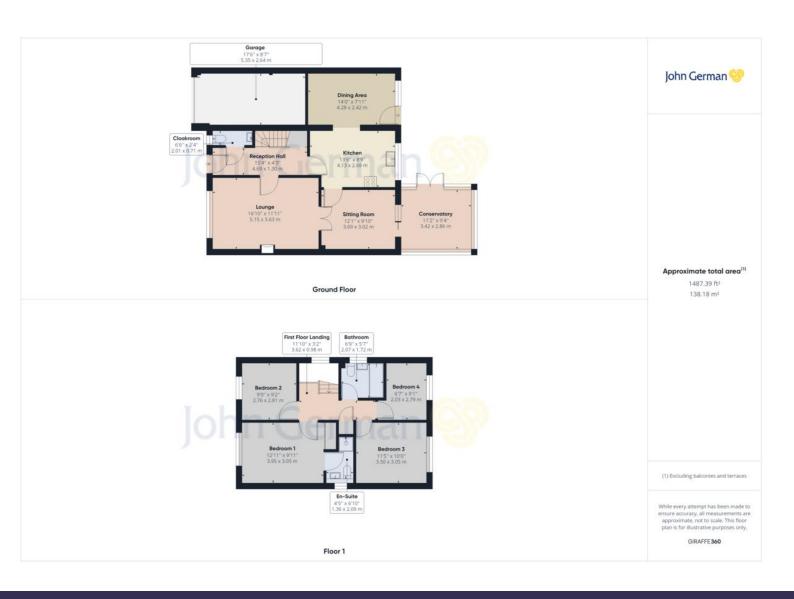
Useful Websites: www.staffordbc.gov.uk

 $\underline{www.gov.uk/government/organisations/environment-agency}$ 

Our Ref: JGA/24022023

Local Authority/Tax Band: Stafford Borough Council / Tax Band

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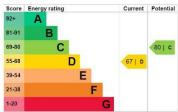






















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Agents' Notes
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