

Hérons Close

Stafford, ST17 4UF



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

John German

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 themselves as to their suitability.

Useful Websites: www.staffordbc.gov.uk

www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/24022023

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







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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Agents' Notes

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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.

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