

Barnfield Way  
Stafford, , ST17 4NB



A southerly facing detached corner positioned house immediately opposite Wildwood Park and the Staffordshire & Worcestershire canal.

NO UPWARD CHAIN

£255,000

John German

Occupying a choice location on the very edge of the Wildwood estate and within just a few yards of neighbouring Wildwood Park and the picturesque Staffordshire and Worcestershire canal. Local shops and amenities are also available at Wildwood, not to mention popular local primary and secondary schools.

With a contemporary theme of décor and fittings throughout, the front main door gives you access into the entrance hall with staircase leading to the first floor and direct access into the front facing lounge with timber effect flooring, brick style media and fireplace wall with electric fireplace, plantation shutters and a feature panelled back wall.

The heart of the property is undoubtedly the spacious open plan kitchen/dining area and adjoining orangery with timber effect flooring throughout, a range of high gloss white base and wall units, contrasting worktops, inset sink and dresser, five ring gas hob with extractor hood above, electric double oven/grill and various appliance spaces. In addition there is a useful walk-in storage cupboard and access door to the side driveway.

The orangery is a fabulous light and bright room with garden and patio views and access via double doors.

The first floor landing with side aspect window and built in airing cupboard gives access to the three bedrooms and family bathroom. Bedroom one is a spacious front facing main room with built in wardrobes, bedroom two is a double sized rear facing room and bedroom three is a front facing single bedroom with built in cupboard and worksurface.

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

Outside a detached single garage has an up and over door. Block paved driveway parking to the front and side of the house together with an easily maintained lawned front garden and a fully enclosed and hard landscaped rear garden with sunny southerly orientation.

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

**Property construction:**

**Parking:** Drive

**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 C

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

**Our Ref:** JGA/03052024

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 58 D    | 75 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



John German  
 5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR  
 01785 236600  
 stafford@johngerman.co.uk

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