

# Fairmead Close

Wildwood, Stafford, ST17 4NU



A well presented semi-detached family home situated in the popular residential area of Wildwood.

£230,000

John German 

John German are delighted to offer to the market this well-appointed semi-detached family home located on Fairmead Close in the popular area of Wildwood. The location is ideal for families due to its close proximity to Wildwood Park, a selection of shops including a Co-Op plus an excellent choice of local schools. It falls in the catchment area of Barnfield's Primary School and Walton High School for secondary education. Junctions 13 and 14 of the M6 provide links into the national motorway network and Stafford has its own intercity railway station offering regular services to London Euston taking only approximately one hour and twenty minutes.

Internally the property comprises of UPVC entrance door opening into the hallway, with wooden laminate flooring, carpeted stairs rising to the first floor landing and a door leading off into the living room. The living room has a UPVC double glazed window to the front aspect, wooden effect laminate flooring, two ceiling light points and glazed internal sliding doors leading out to the rear garden. The extended kitchen/diner has a range of matching wall and base units with fitted worksurfaces over, tiled splashbacks, an inset stainless steel sink/drain unit with chrome mixer tap, and a range of integrated kitchen appliances including an electric oven & hob with extractor over, there is a useful understairs storage cupboard, a door leading into the integral garage and a door leading out to the rear garden.

Upstairs there are three bedrooms, two double bedrooms and one smaller single bedroom ideal as a home office or study. The family bathroom fitted with a white panelled bath with electric shower over, low level WC, chrome style heated towel rail, tiled walls and floorings, spotlights to the ceiling, wash hand basin and an obscured UPVC double glazed window to the rear aspect.

Outside to the front of the property is a block-paved driveway providing off-road parking for two/three vehicles and access to the garage via French doors. To the rear of the property is an enclosed garden with two decked seating areas, lawned garden and a variety of plants, trees & 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:** Driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

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:** JGA01102024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	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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#### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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