



Wootton Drive,
Stafford



OneAgency

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Offers in Excess of £325,000

A four bedroom detached property in the sought after location of Stafford. The property benefits from gardens to front and rear, modern accommodation throughout and detached garage. The property is located close to amenities, commuter links and schools. Ideal for someone looking to upsize to a bigger family home. Viewing is highly advised!





Ground Floor

Hallway

4.90m x 1.75m (16' 1" x 5' 9") UPVC front door, radiator and laminate flooring.

Guest W/C

1.63m x 0.72m (5' 4" x 2' 4") A low level W/C, vanity hand wash basin, chrome towel radiator, double glazed window and vinyl flooring.

Lounge

4.93m x 4.02m (16' 2" x 13' 2") A double glazed window to the front, gas fireplace and surround, radiator and laminate flooring.

Kitchen/Diner

5.90m x 3.40m (19' 4" x 11' 2") A range of wall and base units with worktops, ceramic sink basin with mixer tap, space for a cooker and extractor hood over, plumbing for a washing machine and dryer, UPVC side door, double doors to the lounge, double glazed window, sliding doors to the rear, radiator and tiled flooring.

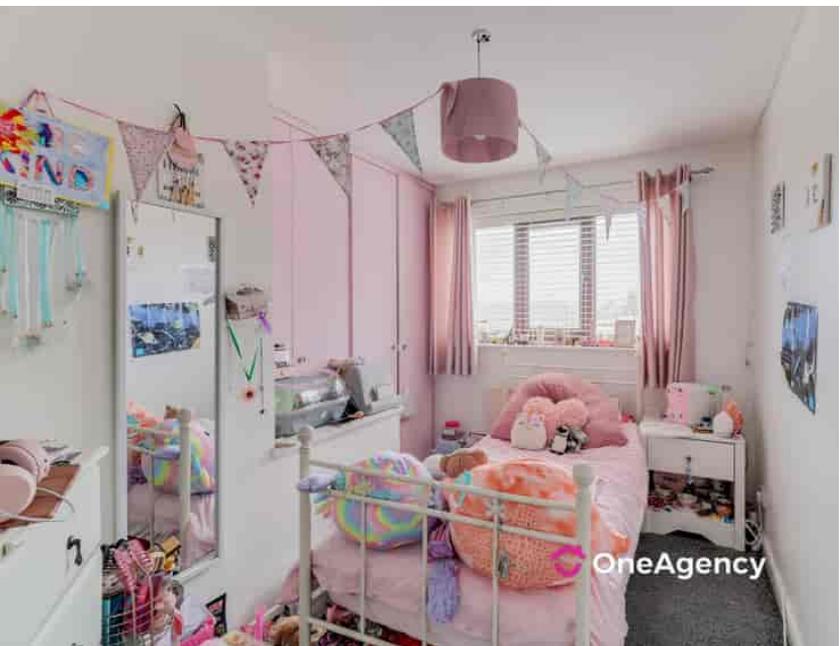
First Floor

Bedroom One

4.46m x 2.96m (14' 8" x 9' 9") A double glazed window to the front, fitted wardrobe units, radiator and carpet flooring.

Bedroom Two

3.40m x 2.95m (11' 2" x 9' 8") A double glazed window to the rear, storage cupboard, radiator and carpet flooring.



Bedroom Three

3.56m x 2.29m (11' 8" x 7' 6") A double glazed window to the front, radiator and carpet flooring.

Bedroom Four

2.91m x 1.98m (9' 7" x 6' 6") A double glazed window to the rear, radiator and carpet flooring.

Bathroom

2.01m x 1.90m (6' 7" x 6' 3") A bath with overhead shower unit, vanity hand wash basin with mixer tap, low level W/C, chrome towel radiator, double glazed window and vinyl flooring.

External

Front - Off road parking for multiple vehicles and front garden.

Rear - Pebbled garden area, composite decking with lighting and wooden canopy.

Outhouse - 2.99 x 2.97 - Electric power and skylight.

Detached Garage

5.27m x 2.51m (17' 3" x 8' 3") Up and over door and electric power.

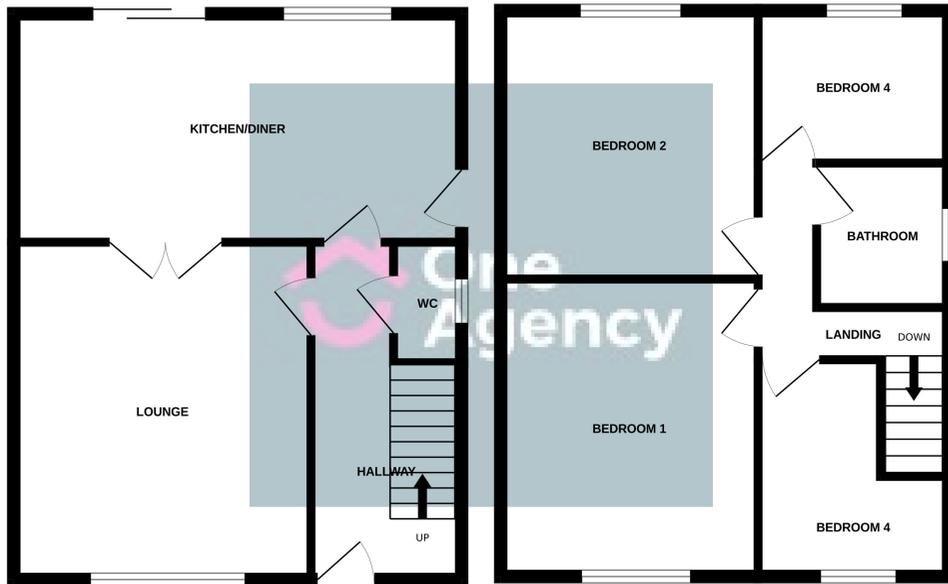
AGENTS NOTES

The council tax band is D. The local authority is Stafford.

Solar Panels - Short particulars of the lease(s) (or under-lease(s)) under which the land is held: Date : 15 May 2015 Term : 25 years from 15 May 2015

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.