

Tall Pines, Stafford, ST17 4QF  
Offers In The Region Of £250,000





# Tall Pines, Stafford, ST17 4QF

Offers In The Region Of £250,000  
Council Tax Band: B

## Charming 3-Bedroom Semi-Detached Home on Tall Pines, Wildwood, Stafford

Nestled in the tranquil and sought-after Wildwood area of Stafford, this beautifully presented three-bedroom semi-detached home offers a perfect blend of modern living and scenic surroundings. Located on the picturesque Tall Pines, the property boasts stunning views and a family-friendly environment.

### Key Features:

**Spacious Entrance Hall:** Welcoming entryway leading to the main living areas.

**Modern Kitchen/Breakfast Room:** Recently installed with innovative space-saving cupboards, providing ample storage and a contemporary feel.

**Lounge/Diner:** Generously sized, offering breathtaking views and an ideal space for relaxation and entertaining.

**Conservatory:** Overlooking the well-maintained garden, perfect for enjoying the outdoors year-round.

**Three Bedrooms:** Well-proportioned rooms on the first floor, suitable for families or home office setups.

**Family Bathroom:** Equipped with modern fixtures and fittings.

**Outdoor Space:** Front and rear gardens, providing ample space for outdoor activities and gardening enthusiasts.

**Garage & Parking:** Includes a garage and additional parking space, ensuring convenience for multiple vehicles.

### Local Amenities & Attractions:

**Wildwood Park:** Just a short stroll away, offering a variety of recreational facilities including football pitches, a skate park, outdoor gym, tennis courts, and a children's play area.

**Educational Institutions:** Within close proximity to reputable schools such as Barnfields Primary School and Walton High School, making it an ideal location for families.

**Healthcare Facilities:** Nearby Weeping Cross Health Centre provides accessible medical services.

**Shopping & Dining:** The Wildwood Shopping Centre offers a range of shops and eateries to cater to daily needs.

**Transport Links:** Excellent connectivity with Stafford Railway Station approximately 2.1 miles away, offering direct routes to major cities. Easy access to the M6 motorway enhances commuting options.

This property presents a unique opportunity to reside in a peaceful yet well-connected area, combining the charm of countryside living with the convenience of urban amenities. Don't miss out on making this delightful house your new home!

Please note electrics have been fully tested in this property. Red Ash certificate is present making it possible to obtain a mortgage.

### Ground Floor

#### Kitchen Breakfast Room

12'5" x 21'3" (3.79 x 6.49)

This beautifully modernised kitchen breakfast room is both stylish and practical, offering the perfect hub for everyday living and entertaining. Recently installed, the kitchen features sleek high-gloss units with smart space-saving solutions, including a range of cleverly designed cupboards, under-stairs storage, and a highly useful larder – perfect for keeping everything neatly organised and out of sight.

The space boasts integrated appliances, a chic mosaic tiled splashback, and wood-effect flooring that adds warmth to the contemporary finish. A dedicated breakfast area with a central island and bar seating provides the ideal spot for casual dining or morning coffee. French doors open into the conservatory, creating a bright and airy atmosphere with seamless access to the garden – an ideal layout for summer entertaining or relaxed family life.

#### Lounge Diner

10'9" x 20'6" (3.28 x 6.27)

This stylish and generously sized lounge diner offers the perfect blend of comfort and functionality, ideal for both relaxing and entertaining. A large window at the front frames a beautiful open view, filling the space with natural light and bringing the outdoors in. The neutral décor and quality flooring enhance the bright and airy ambience, while the dining area at the rear comfortably accommodates a family-sized table. With its seamless flow and dual aspect outlook, this room is a real heart of the home.

#### Conservatory

6'0" x 8'11" (1.84 x 2.72)

Bathed in natural light, this delightful conservatory offers a tranquil space to relax and unwind while enjoying picturesque views of the garden. With access directly out to the patio, it serves as the perfect spot for morning coffee, a home gym, or a cosy reading nook. Its versatile design makes it a seamless extension of the home, ideal for year-round enjoyment.

### Entrance Hall

#### First Floor

#### Bedroom One

10'4" x 11'11" (3.17 x 3.65)

A generous and bright double bedroom enjoying a large window that frames stunning open views, filling the room with natural light. The feature wall adds a touch of style, while the neutral decor provides a calm and relaxing atmosphere—perfect for a peaceful night's sleep. There's ample space for freestanding furniture, making it a versatile master retreat.

#### Bedroom Two

9'11" x 11'11" (3.03 x 3.64)

A spacious second double bedroom featuring a stylish golden accent wall and plenty of room for additional furniture. A wide window with modern blinds allows for great natural light while maintaining privacy. Ideal as a guest bedroom, teenager's room or even a comfortable home office setup.

#### Bedroom Three

7'1" x 5'9" (2.17 x 1.76)

A bright and versatile third bedroom with stunning far-reaching views, currently utilised as a home office. This room would make an ideal child's bedroom, nursery, or study. Neutral décor and excellent natural light make it a welcoming and functional space.

#### Bathroom

7'3" x 5'5" (2.21 x 1.67)

The stylish family bathroom is fully tiled in a modern neutral palette and fitted with a three-piece suite comprising a panelled bath with overhead shower and glass screen, a vanity wash basin with storage, and a low-level WC. A chrome heated towel rail, wall-mounted mirrored cabinet, and contemporary blinds complete this sleek and functional space, perfect for busy family life.

#### WC

Stand alone separate WC for convenience









### Garden

Step outside to discover beautifully maintained gardens that wrap around this charming home. The rear garden is thoughtfully landscaped, with a raised lawn area bordered by a smart retaining wall and a paved patio — ideal for entertaining or enjoying a quiet moment in the sun. Raised planters add a touch of greenery and practicality for growing herbs or flowers, while a further seating area offers a cosy retreat.

To the front, a well-kept lawn and vibrant flowerbeds enhance kerb appeal, leading up to the entrance with a welcoming covered porch. The driveway provides ample off-road parking and access to the detached garage, perfect for additional storage or secure parking.

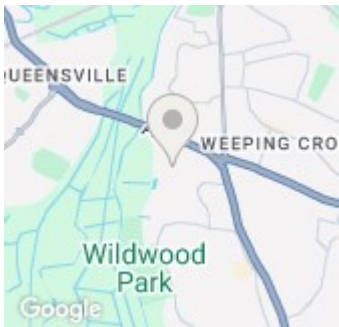
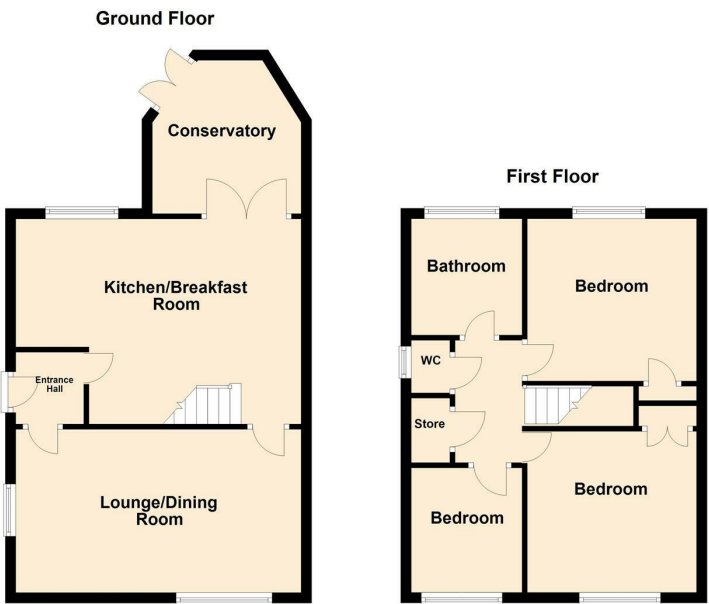
This outdoor space offers something for everyone, blending practicality with peaceful enjoyment in a private setting.

### Garage









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 