

Cliff View

The Butts, Great Haywood, Stafford, ST18 0TF

John 
German



Cliff View

The Butts, Great Haywood, Stafford, ST18 0TF

£200,000

A charming cottage providing scope for refurbishment, situated in this delightful and very popular village.

The property is situated in this exceptionally popular village, the cottage being within easy walking distance of the local shop, country pub, health surgery, Shugborough Estate and the excellent farm shop.

Front steps rise to the entrance door that opens into the living room having dual aspect windows. A separate, rear facing sitting room has stairs rising to the first floor and the kitchen has a range of oak faced units with contrasting work surfaces incorporating a stainless steel sink and drainer.

Completing the ground floor is a wet room with shower, low flush WC and pedestal wash hand basin.

On the first floor there are two interconnecting bedrooms.

Outside the property has the benefit of a good sized garden with a greenhouse together with an outside WC, timber store and a lean-to carport.

Please note the adjoining property, 1 Cliff View does not have the benefit of vehicular right of access to the drive, however, there is pedestrian access leading to 1 Cliff View.

Notes:

There is no central heating.

The property is situated partly in the conservation area.

The property is not registered with Land Registry.

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

Services: Mains water, drainage and electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.staffordbc.gov.uk

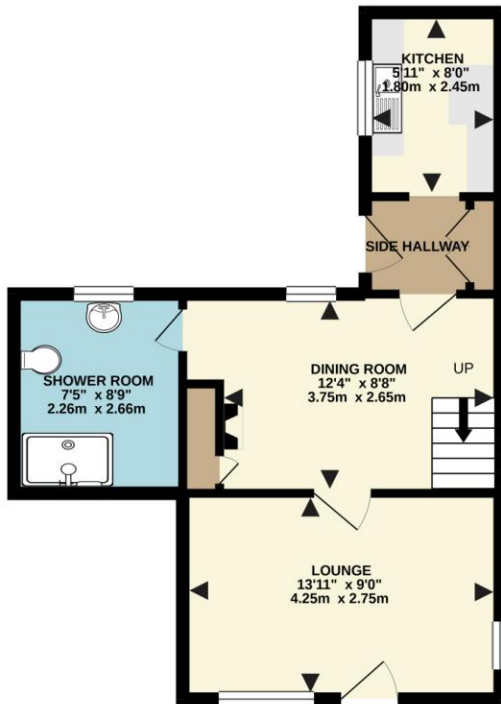
Our Ref: JGA/06102021

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

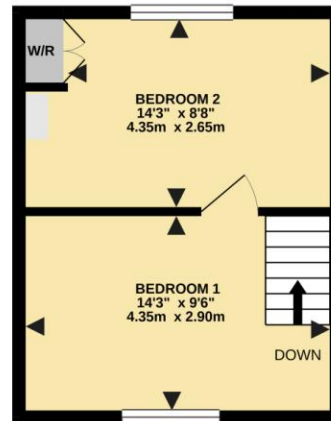




GROUND FLOOR



1ST FLOOR



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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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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