

1 Cliff View

Great Haywood, Stafford, ST18 0TF

John
German



Cliff View

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£180,000

A charming semi detached cottage providing scope for refurbishment, situated in the very popular village of Great Haywood close to the National Trust Shugborough Estate.

Accommodation

There is a side entrance lobby, off which leads a wet room comprising a shower, wash basin and WC.

The kitchen has fitted cupboards with work surfaces over and a stainless-steel sink with drainer.

The dining room has a front dual and is of dual-aspect with windows to the front and side, together with a cupboard beneath the stairs and numerous exposed timber beams. The separate sitting room enjoys a front-facing bow window, an open fireplace and exposed beams.

To the first floor, there are two interconnecting bedrooms.

Outside, the property stands back from the road, occupying a slightly elevated position. There is an area of garden land situated beyond the drive, to the side of the property.

Please note that there is only On-Road parking as the adjoining driveway belongs to 2 Cliff View which has the vehicular access. However, 1 Cliff View has pedestrian access to the side entrance.

The property is situated within this extremely popular village and indeed is within walking distance of the local shop, health surgery, country pub, excellent farm shop, and Shugborough Estate.

The property is partly situated within a conservation area (see attached copy of Land Registry which shows the area highlighted in red being offered for sale).

Agents Notes: There is part central heating fired by a back boiler to coal fire and to clarify the heating will only be able to work when the open fire is alight.

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

Services: Mains water, drainage, electricity and gas 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

<https://www.staffordbc.gov.uk/planning>

Our Ref: JGA/06102021

Local Authority/Tax Band: Staffordshire County Council / Tax Band C





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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Agents' Notes

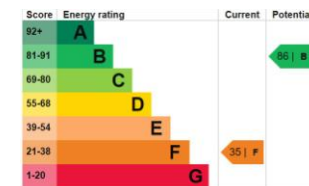
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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.

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