

Highfield Drive

Little Haywood, Stafford, ST18 0UX



Enjoy the village lifestyle with canalside walks, Cannock Chase and the delightful Shugborough Estate all close to hand.

£239,500

John German

Located just off Coley Lane, Highfield Drive is a private road of mainly traditional semi detached houses all benefitting from an attractive village location and being within an easy commutable distance of Rugeley, Stafford, Stone, Uttoxeter and beyond. There are village shops and pubs also nearby together with the superb family shop and café in Great Haywood.

Gas centrally heated and uPVC double glazed, this property offers an entrance hall that gives access to the staircase and front facing lounge having a brick open fireplace and display shelving.

Leading off the lounge is a separate dining room that has rear garden facing uPVC double glazed patio doors and a useful under stairs storage/cloaks cupboard that also houses the gas fired combi boiler.

Also enjoying rear garden views and direct access to is the fitted kitchen with a range of base and wall units, worktops and splash back tiling, stainless steel sink, quarry tiled flooring, stable style door, appliance spaces for a cooker, washing machine, fridge freezer and dishwasher. The kitchen also has a feature beamed ceiling and spotlights.

On the first floor a centre landing with window gives access to the two double bedrooms and family bathroom. Bedroom one has two front facing windows and bedroom two has a rear garden facing window.

The family bathroom has been refitted to offer a contemporary white and chrome suite to include a P shaped bath with mains shower over, wash hand basin, vanity unit and a low level WC.

Outside - To the front is gravelled multi car parking driveway/frontage together with stocked shrubbery and perennial borders. A gated side entrance leads to the privately fenced rear garden which offers a patio area, lawn and borders.

Agents Note: The property is situated on a private lane which each house owns a part share of and for which there is a shared maintenance obligation including private drains within the lane which link beyond the private lane into the mains drains.

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

Our Ref: JGA/07062023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

784.06 ft²
72.84 m²

Reduced headroom

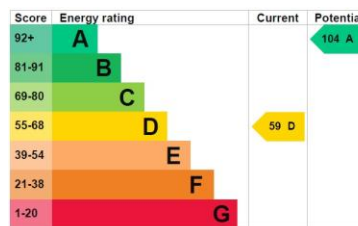
9.36 ft²
0.87 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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Agents' Notes

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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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