



A three/four bedroom family home situated in the highly sought after village of Little Haywood offered to the market with no upward chain

£265,000



This well presented three/four bedroom link-detached family home is situated in the highly sought after village of Little Haywood. The village and neighbouring villages offer an excellent range of local amenities, including the Canalside Farm Shop and Café, SPA convenience store, and a choice of village pubs. The village is also within easy access of the National Trust Shugborough Estate, as well as Cannock Chase being close by; an area designated of outstanding natural beauty and a wonderful place to walk, trek and cycle. For commuters, nearby road links include the A51 and M6 motorway, as well as regular train services to London Euston, from both Stafford, Rugeley Trent Valley, and Lichfield Train Station, making this an ideal location for commuters working in the capital.

Upon entering, you have a useful porch entrance with door opening into the welcoming entrance hallway, leading to a spacious lounge/diner that offers access into the conservatory and in turn access out to the well maintained low maintenance garden. Additionally, there is a separate study that can serve as a versatile work-from-home room or a 4th ground floor bedroom. There is a well-proportioned kitchen/diner with a range of matching wall and base units, breakfast bar area and doors leading out to the rear garden and completing the ground floor is the family bathroom comprising of half tiled walls and flooring, shower cubicle with electric shower, bath, low level WC and wash hand basin.

Upstairs, you will find three generously sized bedrooms and a W.C with a storage cupboard off housing the boiler. The outside space is equally impressive, with ample parking provided by the driveway and lawn to the frontage. There is a single garage and to the rear of the property is a low maintenance rear garden.

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

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA26042024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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Agents' Notes

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