

# Little Tixall Lane

Great Haywood, Stafford, ST18 0SE

John   
German





Two built-in ovens with a control panel featuring four knobs and a digital display. The top oven has a white label with text and a logo. The ovens are set within light green cabinetry.

A black range hood mounted above a cooktop. The hood has a sleek, modern design with a glass front panel. The cooktop is integrated into the wooden countertop.

A kitchen sink with a wooden countertop. The sink is a simple, rectangular design. A black faucet is visible on the right side. There are some colorful items on the counter next to the sink.



# Little Tixall Lane

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£425,000

This deceptively extensive detached dormer bungalow property has recently been refurbished and offers flexible accommodation with 3/4 bedrooms depending on your choice of layout. Situated in a very exclusive area on the edge of the village yet within easy walking distance of the centre.



Great Haywood is one of the most popular villages in this area of Staffordshire and along with its neighbouring villages of Little Haywood and Colwich offer a variety of amenities including local convenience store, health surgery, junior schools, welcoming village dining pub and an excellent farm shop. Cannock Chase, an area designated as a place of outstanding natural beauty is closeby and is a wonderful place to cycle, jog and walk. The village is also well situated for commuters with the county town of Stafford to the north and the cathedral city of Lichfield to the south. Train stations at Rugeley Trent Valley, Stafford and Lichfield offer services to London Euston amongst other destinations.

**Accommodation** - The reception hall has a superb tiled floor that extends into the semi open plan conservatory with vertical radiator plus into a side utility area with cupboard, solid oak worksurfaces and a solid oak door leading to the rear garden.

The superb newly fitted kitchen has a stylish range of pastel green units complemented by solid oak worksurfaces and a recessed sink. Integrated appliances comprise a ceramic hob with glass splash plate, extractor canopy, double oven, dishwasher and wine cooler.

A delightful sitting room has a front facing bay window and a part vaulted ceiling.

A particularly well appointed shower room has exquisite tiling and a suite comprising shower, wash basin and WC.

A rear side hall has stairs rising to the first floor, a side outer door and access to a lovely well proportioned lounge that is light and airy courtesy of a wide side window in addition to two French style doors and full height windows opening to the terrace and garden.

There is a ground floor double bedroom and a beautifully appointed bathroom which has a frees standing bath with chrome wall mounted mixer tap, a wash basin and WC set into a superb integrated unit with numerous cupboards. There is splendid tiling to all wet areas, downlighting and a recessed shelf.

On the first floor landing is a cupboard housing the gas boiler. There are two double bedrooms both of which enjoy storage into the eaves.

**Outside** - The property is situated off an unadopted shared private drive that leads to neighbouring houses and a private drive leads to this particular property that gives access to the double garage. A wrought iron pedestrian gate in addition to further double gates opening to a delightful paved courtyard. To the rear lies an L-shaped sun terrace with wrought iron fence and steps down to a lawn beyond which lies two terraced areas and a garden room that could be used as a home office, with a newly fitted roof.

**Notes:** The property is situated off a shared private drive. The land registry document reveals rights and restrictions, a copy of the document is available upon request.

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

**Property construction:** Traditional      **Parking:** Drive      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Gas

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

**Broadband type:**

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

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

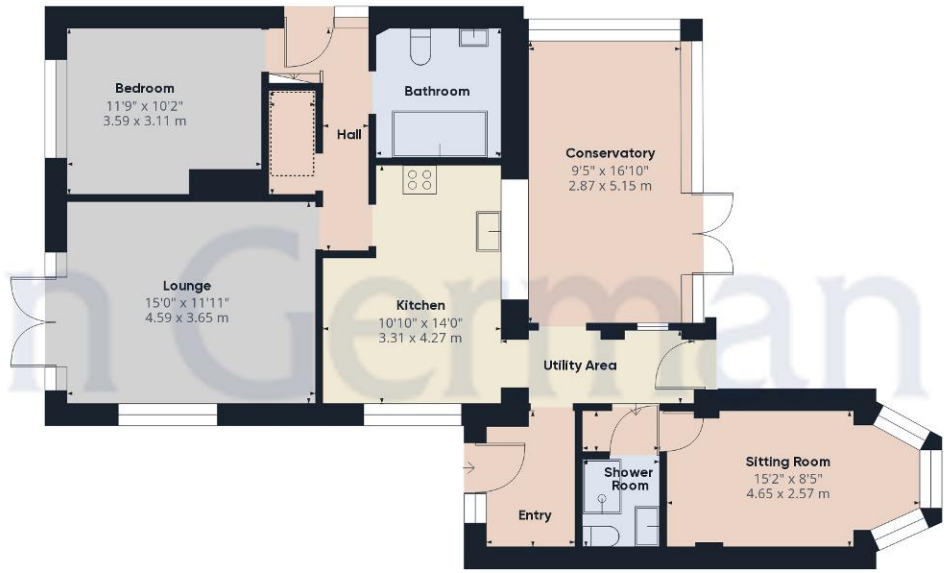
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

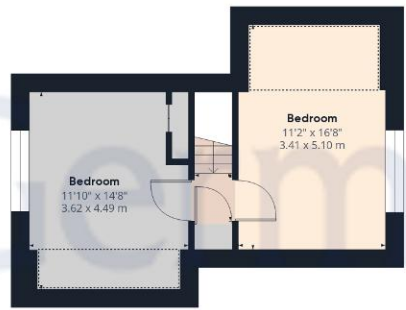
**Our Ref:** JGA/29042024







Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1358.09 ft<sup>2</sup>  
126.17 m<sup>2</sup>

**Reduced headroom**

92.81 ft<sup>2</sup>  
8.62 m<sup>2</sup>

(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.



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.

#### 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.

**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		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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