

Foxgloves Avenue

Little Haywood, Stafford, ST18 0QT



A detached family home offered to the market with no upward chain situated in the popular Staffordshire village of Little Haywood.

£315,000



John German

This well presented 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, SPAR convenience store plus 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 that is 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. Regular train services to London Euston are available from both Stafford, Rugeley Trent Valley and Lichfield Train Station, making this an ideal location for commuters working in the capital. For local schooling this detached family home falls into the catchment area for Colwich CE Primary School and for secondary schools its The Hart School in the nearby town of Rugeley.

A uPVC entrance door opens into the porch with a door into the hallway with carpeted stairs rising to the first floor landing.

The lounge/diner is a large reception room with a uPVC double glazed bay window to the front aspect, carpeted flooring, electric fire, various wall light points and uPVC double glazed sliding doors leading out to the rear garden.

The kitchen is fitted with a range of matching wall and base units with laminate worksurfaces over, tiled splashbacks, inset sink with drainer and tap over, laminate wooden effect flooring, door and window to the rear aspect leading out to the garden. An understairs cupboard has a WC and glazed sliding doors into the converted garage which now acts as a second spacious reception room.

Upstairs there are four bedrooms served by a family bathroom and a separate WC.

Outside to the front of the property is a block paved driveway with adjacent low maintenance garden. To the rear is an enclosed garden with a decked seating area and lawn.

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: TBC

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

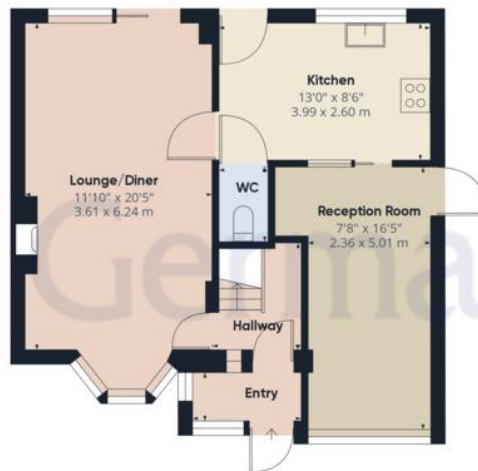
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA050624

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾
1071.9 ft²
99.58 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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