

# Little Tixall Lane

Great Haywood, Stafford, ST18 0SE

John German





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£440,000

**Rarely do we get a turn key bungalow in a recently award winning village offered to the market that is as spacious inside as it is outside, within walking distance of local amenities.**

Little Tixall Ln

The property is within walking distance of local amenities (approx. 5-10 mins) including a Spa shop, post office, village pub, canalside farm shop, local garden centre and the spectacular Shugborough Hall is within a strolling distance. Cannock Chase is also close by, an area designated as a place of outstanding natural beauty and a wonderful place to walk, jog, cycle or trek. It is also very well situated being convenient for the A51, county town of Stafford, cathedral city of Lichfield and Stoke. Network of roads in the area make easy commuting to many commercial centres.

Having been renovated over the last few years to a high standard including the roof, fencing and boiler, all still currently under warranty. (Further information via vendor).

Entrance is set back from the lane with no passing vehicular traffic, currently laid to gravel via a farm gate with beeper on driveway which alerts occupiers of anyone entering the property. Fitted alarm. Electric lights. There is also electric cable buried ready if interested buyers wish to fit electric gates subject to checks. A single garage is currently used for storage and has light and power, and a double car port.

Entrance hall via a UPVC door with side glass panel, three ceiling light points, two radiators, UPVC loft access door, fitted ceiling humidifier. To the left is a cloakroom cupboard housing a double rail coat rack, two smoke alarms, Porcelanosa tiled flooring which follows through to the bedrooms and further bathroom giving a flow throughout.

The bathroom comprises of his and hers vanity unit, close coupled WC, corner bath with shower over and glass shower screen, concealed spot lights to ceiling, white ladder radiator plus co-ordinated matching tiles.

Bedroom one has a central ceiling light, wall mounted TV point BT point, double depth wall hanging space with smoked sliding glass doors and a radiator. Bedroom two has a central ceiling light, wall mounted tv point, double smoked sliding door hanging space and a radiator. Bedroom three has a central ceiling light, double sliding door hanging space and radiator.

The second bathroom comprises a close coupled WC, bidet, slipper bath, vanity unit, waterproof chandelier, shaver socket, storage, chrome ladder radiator and glitter flecked floor to ceiling tiles.

Lounge with concealed spotlights, two TV points giving multiple option of television position, one with concealed wall mounted sky point. Marble fire surround with inset gas fire, engineered wood flooring and a radiator. Located off the lounge is a uPVC conservatory that is currently used as a dining room with two wall mounted spot lights, glass roof, switch for internal garage light also outside wall light, radiator, engineered wooden flooring and French doors to rear garden.

The snug/second lounge has concealed spotlights, wall mounted TV point, radiator and engineered wooden flooring.

The dining kitchen has a range of cream shaker style units with Corian worktops, stainless steel handles, concealed spot lights, Porcelanosa floor tiling, range style cooker with two ovens, one plate warmer, one grill, gas hob with electric ring, an overhead steel hood with lights, glass vanity unit with fitted lights, housing alarm unit, fitted Bosch dishwasher, one and half sink unit with fitted sure stop, integrated fridge freezer and matching pantry unit/brush cupboard with internal electric socket for wall mounted cleaner, kickboard floor lighting, wall mounted tv point. Free standing wine rack and washer for separate negotiation if required. Ladder stainless steel radiator and French doors to rear garden. Fitted blinds throughout, some still under guarantee.

Outside to the rear is a south west facing garden - Double waterproof electric socket, outside tap, three outside electric wall lights, garden mainly laid to lawn with gravelled edging, Yorkstone walling, hedging, faux garden gate with mirror behind, wall mounted washing line, shrubs, plants, shed.







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

1277.46 ft<sup>2</sup>  
118.68 m<sup>2</sup>

(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.



**Agents note:** The land registry document does refer to covenants, and 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).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard      **Parking:** Driveway and carport

**Electricity supply:** Mains      **Water supply:** Mains

**Sewerage:** Mains      **Heating:** Mains gas

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

**Broadband type:** Fibre

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:** JG A26072024

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

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.

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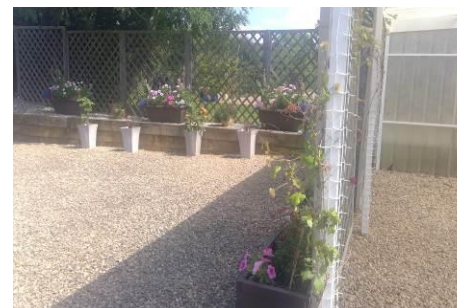
### John German

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



Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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