

# Sparrow Close

Little Haywood, Stafford, ST18 0JX



A detached three bedroom house in this sought after Staffordshire village, close to Cannock Chase, the Shugborough Estate and canal side walks along the Trent & Mersey and the Staffordshire & Worcester canals.

£250,000

John German

A fantastic opportunity to purchase a three bedroom detached house within the village at a competitive price and that offers much scope for change to your own personal taste. Located within a few minutes of the village main road and its amenities and also within walking distance or a short drive from the neighbouring village centre of Great Haywood. The county town of Stafford is within approximately 6 miles.

The front main entrance leads you into an enclosed hall that then leads into a well proportioned front facing lounge with feature beamed ceiling and a brick fireplace surround.

The separate dining room has been extended and enjoys a very pleasant outlook and direct access into the rear garden. The fitted kitchen sits immediately adjacent to the dining room and has a range of white timber fronted base and wall units with contrasting worktops, inset sink unit, built in cooker, hob and extractor hood, appliances spaces for a washing machine, tumble dryer and fridge freezer. There is also a rear garden facing window, side door and understairs store cupboard.

The first floor landing gives access to the three bedrooms, family bathroom and boiler cupboard which houses the gas fired system.

Bedroom one is a front facing double room with views of Cannock Chase in the background.

Bedroom two is a rear facing double room with garden views and bedroom three is a good sized single bedroom having front facing views.

The family bathroom is fully tiled and fitted with a white and chrome suite to comprise bath with electric shower over, low level WC and wash hand basin.

Outside, single garage with up and over door, electric, light and power points. Block paved driveway at the front of the house together with a lawn, shrubs and gated side entrance. The privately fenced rear garden has a block paved patio, lawn and well stocked shrubbery and perennial borders.

**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:** Drive & garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** 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)  
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/08082024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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