

# Woodside Close

Little Haywood, Stafford, ST18 0NH

John German



FOR SALE

John German

Sales & Lettings

01785 236600



# Woodside Close

Little Haywood, Stafford, ST18 0NH

£375,000

A beautifully presented and extended detached house situated in a delightful cul-de-sac location within this highly sought after area of the village.



The entrance hall having solid wood flooring and stairs rising to the first floor landing and a useful cupboard. The lovely lounge is dual aspect having a front facing bay window and a wide full height patio door overlooking the rear terrace and garden, there is a brick fireplace housing a modern remote log effect gas fire. Off the hall there is a separate dining room also with wooden flooring a front facing window and half glazed door leading into a superbly appointed dining kitchen, excellent range of modern grey units with contrasting work surfaces, grey sink and drainer, an induction hob with splash plate and concealed canopy above and oven beneath, and a 50/50 integrated fridge freezer. There is an opening to the utility area which has an understairs cupboard, work surfaces with provision for washing machine and dryer below, high level wall cupboards, clear glazed outer door, cloakroom off having WC and wash basin set within an integrated unit with cupboard beneath.

Off the first floor landing are three double bedrooms, the principal bedroom is dual aspect and has a full width range of built in wardrobes. It should be noted that there are particularly pleasant views from front facing bedrooms one and two. The luxuriously appointed shower room has an Aqualisa shower with both conventional and waterfall heads, wash basin and WC set into a modern integrated unit with cupboard beneath, exquisite full height tiling and radiator. From the landing, there is also a loft hatch giving access to the part boarded loft.

Outside, there is a spacious drive capable of parking two/three cars and an attractive mature bed with brick edging. This gives access to the garage which has a personal door to the rear of the property. There are gated side entrances on both sides with Indian stone paths which extend to a very pleasant sun terrace having a neat lawn beyond with mature borders, one of which is raised, and a further ornamental chipped sun terrace. Please note, the greenhouse is not included within the sale.

Little Haywood is one of the most popular villages within the area and along with its neighbouring villages of Colwich and Great Haywood, collectively offer an excellent range of facilities including a lovely farm shop. It is situated within easy access of the National Trust's Shugborough Estate and also Cannock Chase, a designated area of outstanding natural beauty and a wonderful place to walk, jog or cycle.

**Agents notes:** The property was extended, believed to be in 1980's and there are no records of building control or planning permission. The Land Registry document refers to rights, charges and 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:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

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

**Broadband and 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

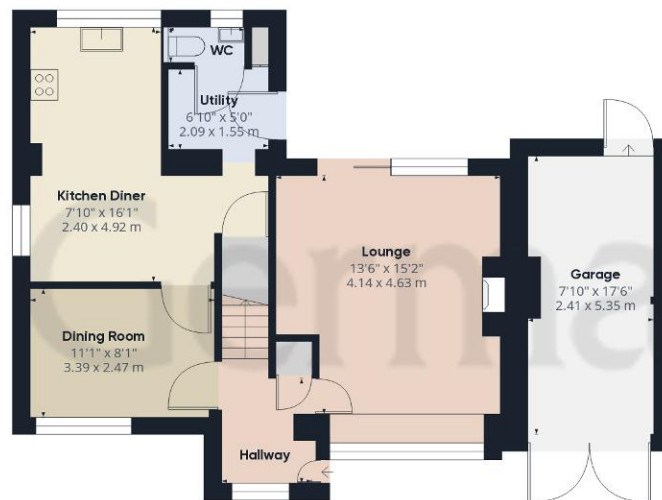
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

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

**Our Ref:** JGA/30092024





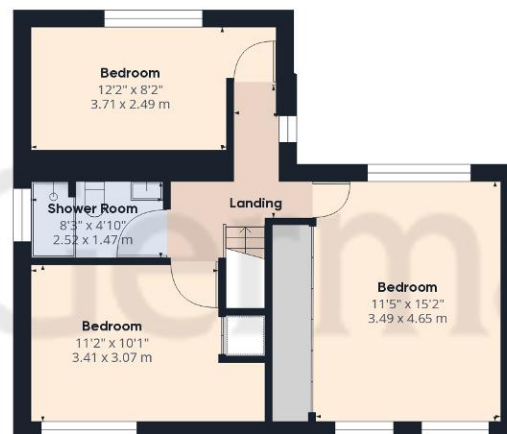


Ground Floor

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

1249.37 ft<sup>2</sup>

116.07 m<sup>2</sup>



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

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### 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 any 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.

### 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.

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		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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