

# Coley Grove

Little Haywood, Stafford, ST18 0UW

John   
German





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£240,000

**An attractive link detached bungalow situated in a very pleasant cul-de-sac location within the popular village of Little Haywood.**

The spacious reception hall has a double built in cloaks cupboard and leads to a delightful and particularly well proportioned lounge and dining area having a front facing bow window and a brick fireplace. The kitchen has a range of high and low level units, stainless steel sink and drainer, space and provision for domestic appliances, tiled floor and tiled splashbacks. There is an inner hall which has an airing cupboard and off which leads two double bedrooms, one of which has a veranda off. There is a recently completed wet room which has an electric shower, attractive tiling, WC and wall hung wash basin.

The bungalow is situated in a very pleasant cul-de-sac standing back from the road behind a slightly raised garden which comprises lawn and established borders. To the side of the property there is a brick block drive which extends further through wrought iron gates to an additional area of the drive and gives access to the garage which also houses the oil fired boiler. There is an enclosed rear garden.

Little Haywood, along with its neighbouring villages of Colwich and Great Haywood collectively operate an excellent range of amenities including a doctor's surgery, nearby shop and garage at Colwich, further shops at Great Haywood, a delightful farm shop and welcoming country pubs.

**Agents notes:** There are rights appertaining to this property, a copy of the Land Registry Title is available to view upon request. There is no mains gas.

**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:** Oil  
(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)

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

**Our Ref:** JGA/05112024

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## Agents' Notes

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John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

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

JohnGerman.co.uk Sales and Lettings Agent

