

# Coley Grove

Little Haywood, Stafford, ST18 0UW



An attractive detached bungalow offered to the market with no upward chain situated in the desirable village of Little Haywood.

**Offers In Excess Of £250,000**

**John German** 

Offered to the market with no upward chain is this attractive detached bungalow situated in a popular cul-de-sac location within the desirable 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.

**Accommodation** - A uPVC entrance door opening into the dining kitchen that is fitted with a range of white gloss wall and base mounted units with work surfaces over, tiled splashbacks, an inset enamel sink with mixer tap over and drainer, integrated fridge/freezer plus space for a cooker and space for further appliances. There are two ceiling light points, tiled flooring, a uPVC double glazed window to the side aspect and a door leading out to the side of the property.

The warm and inviting living room has a log burning fire set within a fireplace with a mantle over and tiled hearth, various wall light points, decorative dado rail and a uPVC double glazed bay window to the front aspect. A door leads to an inner hall with loft access via a ladder. From this hall are doors off into the two bedrooms and family bathroom. The spacious master bedroom has various wall light points, a ceiling light point and sliding doors opening into the conservatory.

Bedroom two is a versatile space with a ceiling light point, radiator and sliding door opening into the conservatory.

The generously sized conservatory spans the full width of the bungalow and has tiled flooring, radiator and French doors leading out to the rear garden.

The family bathroom comprises a panelled bath with shower over, low level WC and vanity wash hand basin. There is a ceiling light point and a uPVC double glazed window to the side aspect.

Outside to the front of the property is a block paved driveway providing off-road parking for several vehicles and a gate leading to a detached brick-built garage.

The rear garden is laid mainly to lawn with various plants and shrubs and a block paved patio area.

**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

**Electricity supply:** Mains

**Sewerage:** Mains

(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)

**Our Ref:** JGA/06092024

**Parking:** Drive

**Water supply:** Mains

**Heating:** Gas

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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



John German  
 5 Pool Lane, Brocton, Stafford, Staffords hire, ST17 0TR  
 01785 236600  
 stafford@johngerman.co.uk

#### 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.

#### 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.

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