

# Ashtree Close

Little Haywood, Stafford, ST18 0NL



Pleasant link-detached bungalow situated in a delightful cul-de-sac location within the enormously popular village of Little Haywood.

£280,000



John German 

The enclosed entrance porch leads to a reception hall having a cupboard housing the gas fired boiler. This leads to the lounge, having a traditional fireplace and front facing window. Please note the gas fire is not safe and has been capped and also the fire wall would need to be checked before future use. The kitchen features a range of oak faced units with contrasting work surfaces, an integrated hob and oven, stainless steel sink and drainer, tiled walls and floor, plus a useful traditional pantry.

There are three bedrooms, two of which have fitted bedroom furniture. There is a wet room which has a shower, wash basin, WC and two towel radiators.

Outside, there is a mature and abundantly stocked front garden with side drive and a garage store. To the rear of the property is a sun terrace with steps and retaining wall leading to a mainly lawned garden with mature borders and trees.

Little Haywood is one of the most popular villages in this area of Staffordshire, along with its neighbouring villages of Colwich and Great Haywood which offer a range of amenities.

**Agents notes:** The Land Registry document refers to rights, easements and covenants and a copy of which is available upon request.

The property forms part of a deceased estate and there is limited information available.

**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 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/19052025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks; this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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## Agents' Notes

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**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.

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