

The Uplands

Great Haywood, Stafford, ST18 0SJ



Immaculately presented and much improved first floor flat providing well-proportioned accommodation, situated in the highly sought-after village of Great Haywood within walking distance to amenities.

£115,000



John German

An ideal first step onto the property ladder, lock and leave bolthole, or a buy to let investment, viewing and consideration of this lovely flat is strongly recommended to appreciate its standard, size and pleasant corner position.

Situated in the attractive and hugely popular village of Great Haywood, the property is within walking distance to a wide range of amenities including a Spa convenience shop, public houses and a First School. Lovely countryside walks are also on the doorstep leading towards Shugborough Hall and Cannock Chase plus the Trent & Mersey canal towpath. The towns of Stafford, Stone and Rugeley are all within easy commutable distance where you will find a wider range of facilities and amenities.

Accommodation

An electronically operated entrance door leads to a communal lobby which has stairs rising to the first floor and also access to a secure store belonging to the property.

A private entrance door leads to the hall that has a superior laminated wooden floor and doors leading to the generously sized accommodation.

At the front of the property is the fitted breakfast kitchen that has a range of base and eye level units with work surfaces and inset sink unit set below the window, a fitted gas hob with an extractor hood over and double oven under, space for appliances, built-in storage and a wall mounted combination gas central heating boiler.

The good sized living room has dual aspect windows providing natural light and a focal living flame effect gas fire with feature surround.

An inner lobby leads to the two good sized bedrooms, each able to accommodate a double bed and both having fitted wardrobes.

Completing the accommodation is the fully tiled fitted bathroom having a modern three-piece suite with an electric shower above the panelled bath.

Outside

To the rear the property has the use of a shared enclosed garden/drying area.

To the front is a private garden laid to lawn. Also to the front is a double width driveway which provides off road parking for two cars.

Tenure: Leasehold. 125 year lease commenced November 1989. We are advised by the vendor that the combined ground rent and service charge is approx. £212 per year (annually renewed). (Purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk
www.staffordbc.gov.uk

Our Ref: JGA/05022021



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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 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.

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