

# Convent Close

Little Haywood, Stafford, ST18 0QU

John  
German











## Convent Close

Little Haywood, Stafford, ST18 0QU

£375,000

Don't be deceived by first impressions! A much larger than appears, detached four bedroomed house with generous reception space, located next to fields and with Cannock Chase and surrounding views.



Located just off Foxgloves Avenue in the ever popular and picturesque village of Little Haywood and occupying an end of cul de sac position with lovely views of the adjoining fields and countryside beyond the village. A much improved and extended family home with gas central heating and uPVC double glazing and offering a storm porch entrance that then leads you into a reception hall with two piece fitted guest cloakroom leading off.

Also leading off the hall is a very pleasant sitting room with front aspect window, beam ceiling and a traditional fireplace surround with gas coal fire.

The hub of this home is a family breakfast kitchen with a ample space for a table and chairs and a full range of cream panelled fronted base and wall units, contrasting worktops and splashback tiling, inset sink, built in double oven and hob, various appliance spaces and a tiled floor that leads into the spacious utility room with a further range of base and wall units, splashback tiling, sink unit and appliances spaces for washing machine and tumble dryer.

Enjoying the lovely rear garden and countryside outlook, the large family living room is semi open plan to the kitchen and is a great space with direct access via bi fold doors to the garden.

On the first floor, there is a large centre landing with airing cupboard and replacement oak doors to all rooms.

The master bedroom is of further generous size and enjoys all of the fine garden and surrounding countryside views and also has its own three piece en suite shower room with tiling.

Bedroom two is a front facing double bedroom with a fitted range of wardrobes and bedroom three is a double sized side facing bedroom. Bedroom four is a single bedroom with front garden and countryside views.

All bedrooms have ease of access to the large family bathroom which is fully tiled and has a white and chrome suite to include bath, double width shower, wash hand basin/vanity unit and low level WC.

Outside, is a single integral garage with up and over door, electric, light and power points and additional internal door to utility room.

There is a driveway/frontage parking for several cars, together with a gated left hand side garden/passage area that leads to a lawned and privately enclosed rear garden with path and patio area and enjoying a westerly orientation.

**Tenure:** Freehold (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.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/02052023

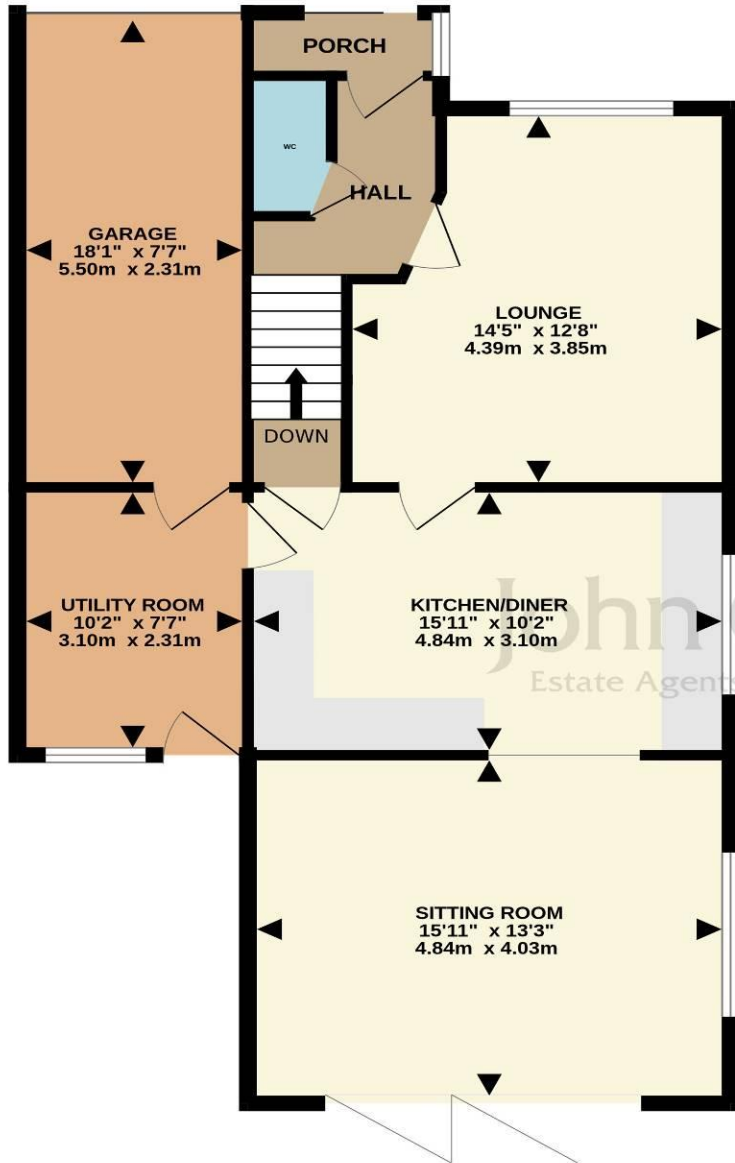
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band C



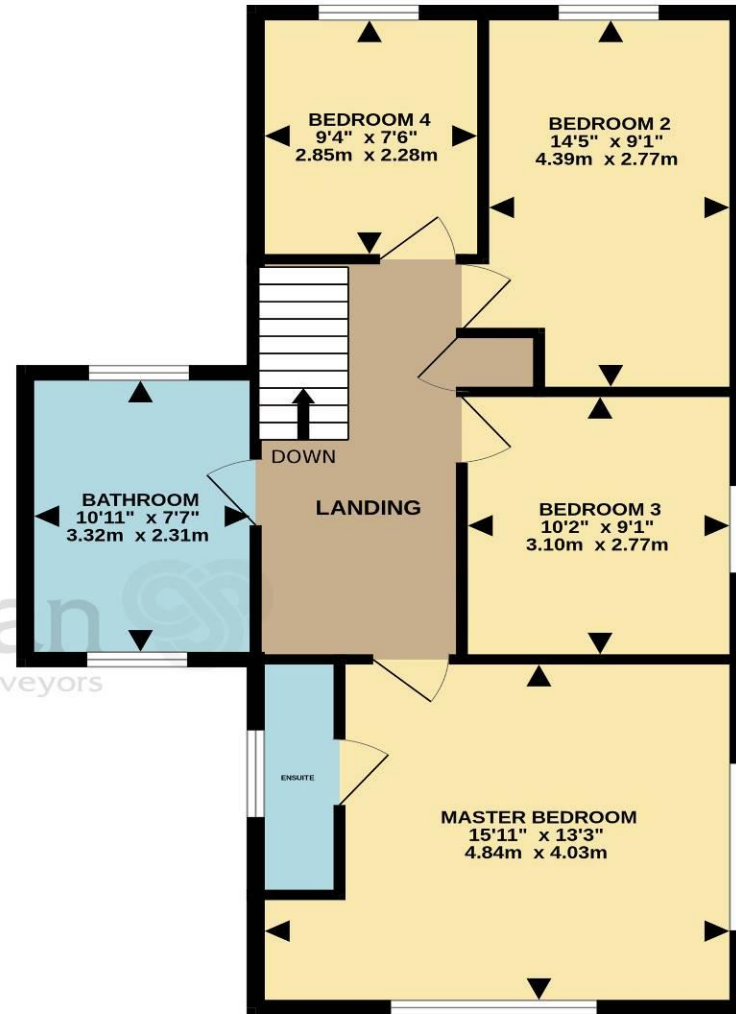




**GROUND FLOOR**



**1ST FLOOR**



**John German**  
Estate Agents & Chartered Surveyors

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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### Agents' Notes

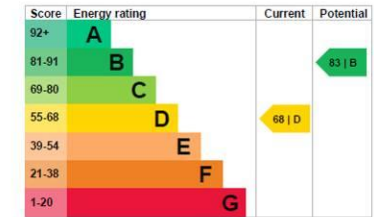
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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