

Hillview Grove

Little Haywood, Stafford, ST18 0WZ

John 
German





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£675,000

A beautifully presented and spacious family detached house which is so stylish both internally and externally. Situated in this exclusive location which is on the outskirts of the ever popular village of Little Hawyood, close walking distance of both countryside and village centre.

NO UPWARD CHAIN



There is a covered porch entrance leading to a spacious reception hall which provides a most welcome introduction to this superb property, having tiled floor, stairs rising to the first floor landing, useful cupboard and a cloakroom which has wash basin with integrated cupboard beneath, wall hung WC, chrome towel radiator and contrasting wall and floor tiling. There is a particularly elegant stone fireplace having coal gas effect fire and double French style doors and full height adjacent side windows open to the sun deck. Further double doors open directly into the reception hall.

Separate sitting room/study with deep front facing bay and a very well proportioned dining room which again has front facing bay window and double doors opening to the reception hall.

There is a magnificent living dining kitchen which has an extensive range of attractive high and low level units with contrasting quartz work surfaces, also incorporating a 1 and half bowl recessed sink and boiling water tap. Integrated appliances comprise double oven, microwave, dishwasher and an American style fridge freezer. There is a very spacious island unit which has an induction hob with stainless steel extractor canopy above, further and extensive quartz worksurfaces and a spacious range of cupboards beneath. There is a tiled floor which extends into the dining area and to the spacious sitting area which has double French style doors opening directly to the sun terrace and providing great indoor outdoor living space. Separate utility room with high and low level units, granite effect work surfaces and stainless steel sink and drainer.

On the first floor there is a particularly attractive galleried landing with airing cupboard and off which leads five very well proportioned bedrooms, four of which are doubles and one single. The principal bedroom has lovely views of Cannock Chase beyond the rooftops, well appointed walk-in wardrobe and an en-suite which has exquisite tiling and comprises shower with waterfall heads, wash basin with integrated drawers beneath, wall hung WC and chrome vertical towel radiator. Second bedroom has the benefit of a built-in wardrobe, also being en suite with shower having both traditional and waterfall heads, wash basin with integrated drawer, wall hung WC and beautiful tiling. Again, the bedroom has beautiful views beyond the rooftops towards Cannock Chase. There is a luxurious family bathroom which has a spacious freestanding oval bath, separate corner shower, WC, wash basin with double doors beneath, built in cupboard, chrome vertical towel radiator and once again exquisite tiling.

Outside, the property stands back from the road behind an attractive front garden, and there is a spacious double width side drive which also gives access to the detached double garage. There is also an electric car charging point. To the rear of the property lies a beautifully landscaped south facing garden with spacious deck fitted immediately from the house, which has French door access to both the lounge and sitting area of the dining kitchen, providing a wonderful entertaining area, plus the benefit of a professional gazebo. Slightly lower level paved area with ornamental pond which has waterfall cascading down a contemporary style rockery. There are abundantly stocked beds with specimen plants and steps down to a lawned garden which also houses the superb garden home office. There is also a greenhouse.

Little Haywood is one of the most popular villages in this area of Staffordshire, and together with its neighbouring villages of Great Haywood and Colwich have a variety of amenities including farm shop, primary schools, health surgery, chemist and welcoming country pubs. The village is a short distance from Cannock Chase, an area designated as an outstanding place of natural beauty and delightful place to walk, trek or jog. There are train services from Rugeley Trent Valley directly into London Euston.

Agents notes: There is a remainder of a 10 year NHBC guarantee from when the property was built in 2018. There is an electric car charging. The land registry document does contain various charges and covenants, a copy of which is available upon request. The house is situated on an unadopted shared private drive and there is an annual charge of currently £360 payable to Haywood Grove management.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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 G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA08042024

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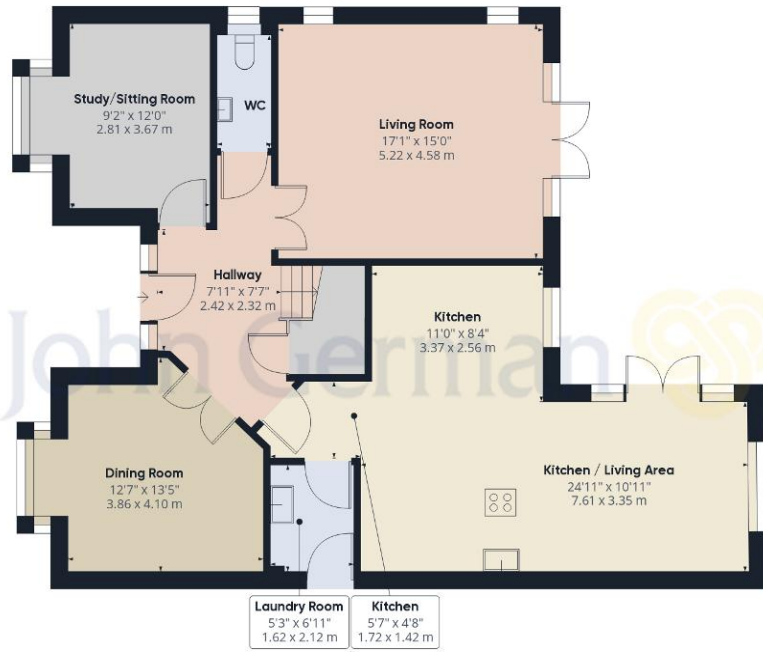




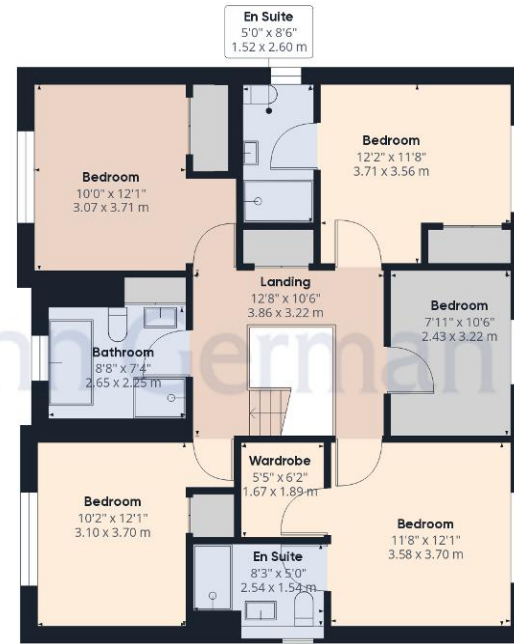








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

2546.78 ft²

236.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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.

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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.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 86 B | 91 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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