

Bruton Gardens

Great Haywood, Stafford, ST18 0WU

John German





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£340,000

Attractive detached house situated in the very popular village of Great Haywood and tastefully presented throughout. Built in 2017 with the benefit of warranty remaining.

The particularly attractive and spacious reception hall has a useful understairs cupboard and off which leads a two piece fitted cloakroom comprising WC, wash hand basin and tiled splashbacks. There is an excellent dining kitchen having an attractive range of units with contrasting work surfaces, a stainless steel one and half bowl sink and drainer, integrated appliances comprising fridge, freezer, oven, induction hob with stainless steel extractor canopy above and dishwasher. There is ample space for a dining table and double French style doors open to the rear deck and garden. The delightful lounge is dual aspect with double French style doors opening to the terrace, modern painted panelling to one wall and feature wall covering to the other.

Upstairs, the first floor landing has a cupboard housing the boiler and off which leads three double bedrooms, all of which have built in wardrobes. The principal bedroom is en suite having a double width shower, wall hung wash basin, WC and tiled splashbacks. The tastefully presented family bathroom has a suite comprising a bath with screen and electric shower above, wall hung wash basin, WC and tiled splashbacks.

The property is approached via a shared private drive and there is parking space to the rear of the property. The rear garden features two pleasant, decked sun terraces, a lawn and garden shed. There are lawns to the front garden.

Great Haywood is an exceptionally popular village and along with its neighbouring villages of Little Haywood and Colwich, collectively host a good range of amenities to include primary school, health surgery, welcoming village country pubs and an excellent farm shop nearby. The beautiful National Trust's Shugborough Estate is within walking distance, as is Cannock Chase, an area of outstanding natural beauty and a lovely place to walk, cycle or trek.

Agents notes:

-There is a green space charge payable to Ground Solutions which we understand is currently £173.51 per annum.

-The Land Registry document refers to rights, easements and covenants and a copy of the document is available upon request.

-There is a shared drive to this property and the neighbouring properties.

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: Fibre - 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 D

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

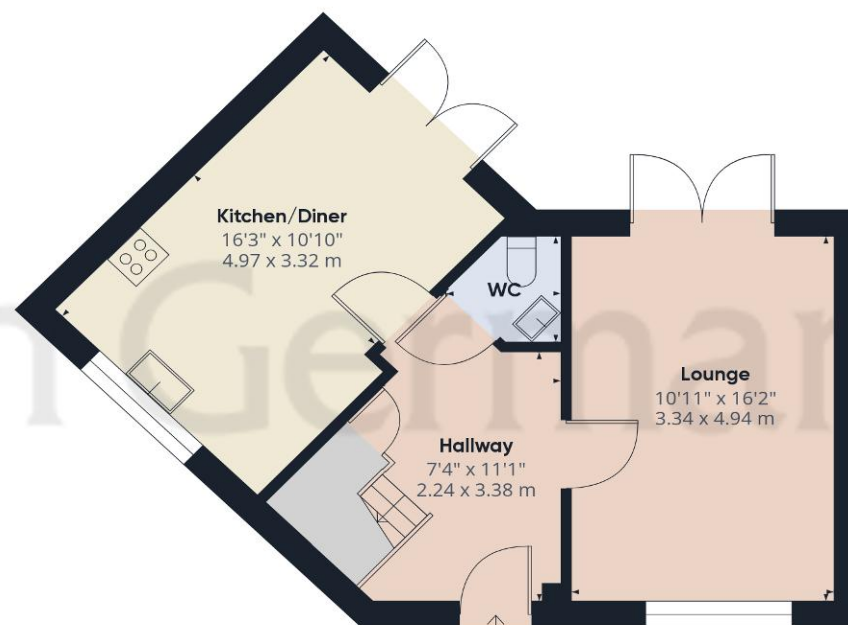
www.staffordbc.gov.uk

Our Ref: JGA/24102024

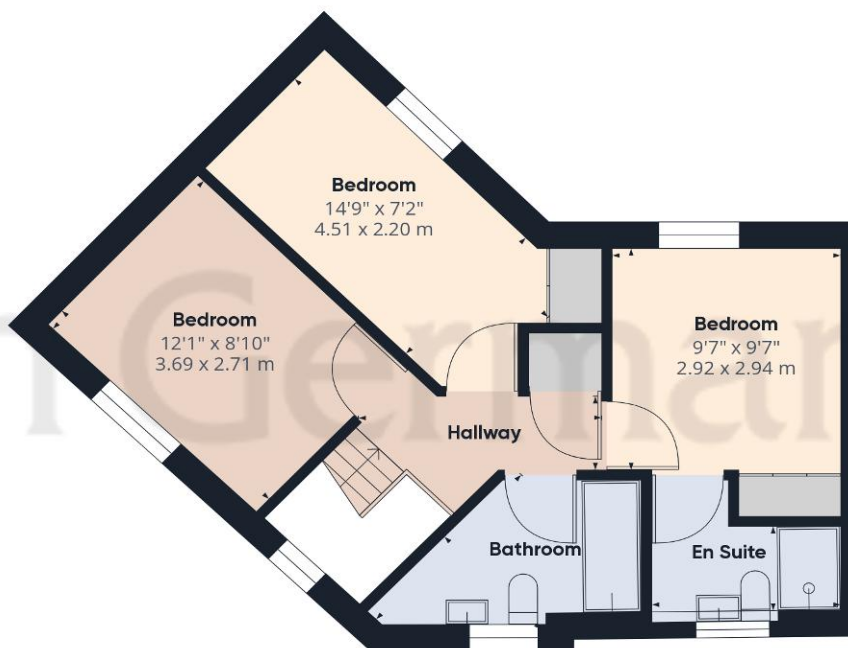
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

964.88 ft²

89.64 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.

Calculations are based on RICS IPMS 3C standard.

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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.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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