

Trent Lane

Great Haywood, Stafford, ST18 0ST

John German





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£330,000

A truly lovely traditional end of terrace cottage, tastefully presented throughout and situated in a very enviable location at the heart of the village. The property is set in a conservation area within easy walking distance of the Shugborough Estate, the local village shop and welcoming country pub.

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The delightful sitting/dining room has a beamed ceiling and is light and airy being dual aspect with a side bay window overlooking the garden. A gothic style internal door opens to the charming lounge which has an inglenook fireplace housing a cast log burner, beamed ceiling and stairs rising to the first floor landing. The beautifully appointed dining kitchen has a very attractive range of units with contrasting wooden work surfaces, a recessed Belfast style double sink and an integrated dishwasher and fridge. The range style oven is not included in the sale, however, may be available by separate negotiation. The tiled floor extends into the dining area which has a modern vertical radiator and a sliding door with wrought iron furniture opening to the utility having space and provision for a washing machine and upright fridge freezer. There is also a rear porch with a WC.

The first floor landing has a built in cupboard and off which leads two double bedrooms, one having a built in wardrobe and a small study area off. The exquisitely appointed bathroom has an oval freestanding bath, spacious walk-in shower with both conventional and waterfall heads, wash basin set into an integrated unit with cupboards beneath, a concealed cistern WC having a further range of cupboards, a chrome vertical towel radiator and lovely contrasting wall and floor tiling.

The property has the benefit of a spacious traditional garden which has lawned areas, abundantly stocked mature beds and borders, and a traditional ornamental pond. There is also a brick store, garden shed and gated drive leading to the garage. Please note, the garage contains asbestos.

The property is situated in this truly enviable location within easy walking distance of the very welcoming country dining pub, mini market and easy access to the farm shop. The Shugborough Estate is just a stroll away and Cannock Chase, an area of outstanding natural beauty, is also close by.

Agents notes:

- The property is Grade II listed and situated within a conservation area.
- There is a Flying Freehold.
- The garage contains asbestos.
- A strip of the garden is owned by National Rail and there is no formal arrangement.
- There is emergency fire access from the school gate into the grounds of the cottage.
- The Land Registry document refers to rights and a copy of which is available upon request.
- There are two parking permit spaces which cost approximately £50 per annum.
- Flood risk is high for surface water and very low for rivers and seas.
- There is a Ring recording doorbell.

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

Property construction: Standard

Parking: Drive & garage plus 2 on road parking permits

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/>

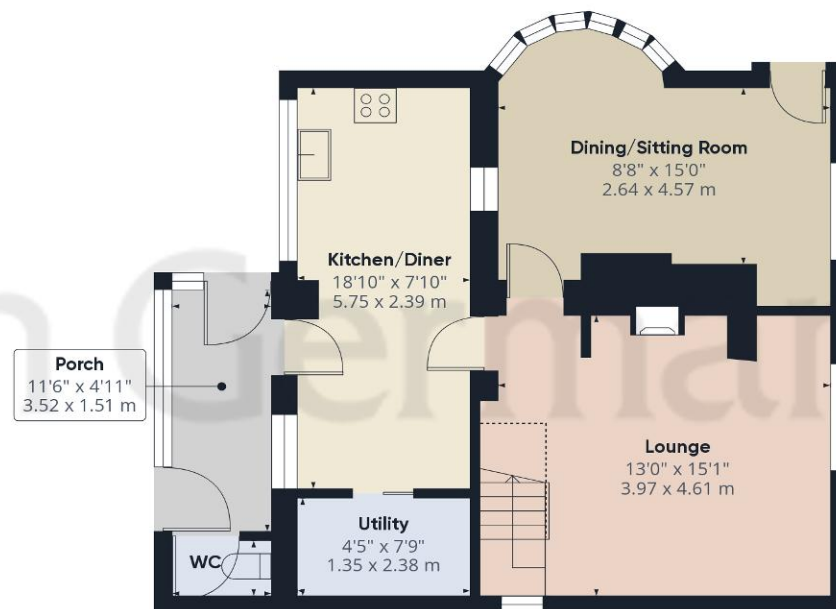
Local Authority/Tax Band: Stafford Borough Council / Tax Band D

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

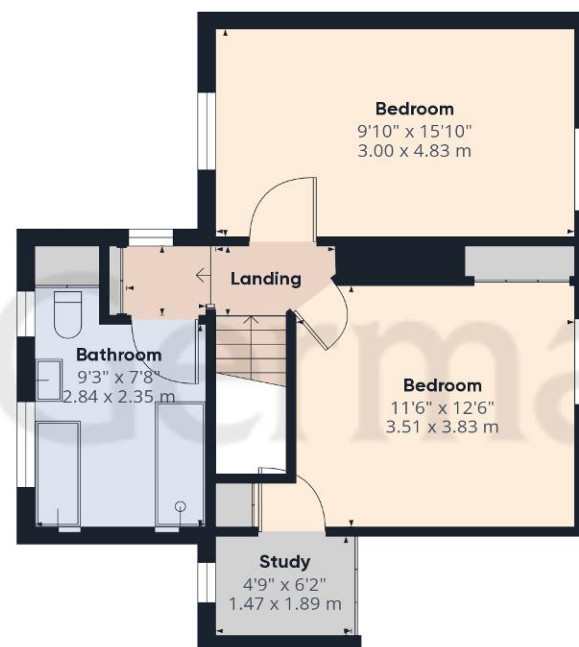
Our Ref: JGA/13122024







Ground Floor



Floor 1

Approximate total area^m

1067.89 ft²

99.21 m²

Reduced headroom

15.64 ft²

1.45 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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