

Leasowe Close

Great Haywood, Stafford, ST18 0RR



An end of terrace property which requires refurbishment, however, occupies a delightful and extensive corner plot, with generous size gardens to both the front, side and rear of the property.

Offers In Region Of £210,000

John German 

There is a side enclosed entrance porch which opens into a spacious lounge and dining area, having a feature York stone fireplace, front facing bow window and the dining area is dual aspect. There are stairs rising to the first-floor landing and a useful under stairs cupboard. The kitchen has a range of units and stainless-steel sink and drainer. The first-floor landing gives access to three bedrooms and a bathroom with bath, wash basin and WC.

Outside, the property is positioned on a very spacious corner plot having mature gardens which extend to the front, side and rear. There is a garage approached via a service road to the rear. Please note, the garage does have asbestos.

Great Haywood is an exceptionally popular village with a welcoming local country pub, health surgery, local shop and only a short walk to the excellent local farm shop. The house is also conveniently situated for the National Trust's Shugborough Estate and Cannock Chase.

Agents notes: The sale is subject to Grant of Probate.
The property is part of a deceased estate and therefore there is limited information available.
The Land Registry document refers to restrictive covenants and a copy of which is available upon request.
Tiles may contain asbestos.

- 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:** Garage to rear
- Electricity supply:** Mains
- Water supply:** Mains
- Sewerage:** Mains
- Heating:** TBC
- (Purchasers are advised to satisfy themselves as to their suitability).
- Broadband type:** 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:** Staffordshire County Council / Tax Band B
- Useful Websites:** www.gov.uk/government/organisations/environment-agency
- Our Ref:** JGA/29082025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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.

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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.

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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