

Lichfield Drive

Great Haywood, Stafford, ST18 0SX



A great opportunity to acquire an extended and spacious semi detached bungalow that provides scope for modernisation, situated in an extremely popular village.

NO UPWARD CHAIN

£265,000

John German 

Accommodation - An entrance porch opens into the reception hall off which leads an extended lounge that is particularly spacious having patio doors opening to the garden.

The dining kitchen has also been extended, having a range of high and low level units with worksurfaces having an stainless steel sink. There is a roof light and off the dining area is an airing cupboard.

There are three bedrooms served by a bathroom having a bath with an electric shower over and pedestal wash basin. Adjacent to this is a separate WC.

The property stands back from the road beyond an attractive lawned front garden with established border. A particularly long drive capable of parking numerous cars gives access to the garage. To the rear is a lovely patio area and lawn surrounded by mature display borders and beds.

Great Haywood is an exceptionally popular village and together with the adjoining villages of Little Haywood and Colwich collectively offer a good range of amenities including a welcoming country village, health surgery, local shop and a short walk to a popular Farm Shop and Café. It is convenient for the National Trust Shugborough Estate and Cannock Chase.

Notes: The property is not registered with Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge. The house was extended prior to the family purchase in 1986 and we do not have any relevant paperwork. There is a gas warning advice notice on the gas fire and back boiler, and cooker, copies are available upon request. The sale is subject to grant of probate.

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: Traditional

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Standard and Ultrafast available

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 C

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

Our Ref: JGA/31072025

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		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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APPROVED CODE
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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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