

Highfield Drive

Little Haywood, Stafford, ST18 0UX

John
German





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£335,000

This is a truly outstanding traditional semi detached property which is beautifully presented and superbly appointed throughout. Situated in this established area of the village, benefitting from a lovely rear garden with a home office/gym.

Accommodation: Reception hall having bespoke fitted seat with cupboard beneath and cloaks hanging to panelling above. Hard flooring extending into the delightful lounge, which has a front facing bay window and a recessed fire place housing a cast log burner with fitted cupboard and shelf to one side, log storage and shelving to the other.

Attractive inner hall area with stairs rising to the first floor landing, having the benefit of understairs storage and a cleverly designed small study area.

Superbly appointed and particularly spacious dining kitchen, which is beautifully presented, having an extensive range of light sage coloured units with contrasting wooden work surfaces. Integrated appliances comprising five burner gas hob with extractor canopy above, fridge freezer, dishwasher and double oven. There is a matching island which has further fitted cupboards and granite work surfaces incorporating drainer to the recessed 1.5 bowl sink, and a breakfast bar. Spacious dining area has bi-folding doors opening to the lovely sun terrace and garden beyond. Utility with space and provision for washing machine, wall cupboard and shelf, towel radiator and off which leads a cloakroom having a WC and a wash basin with integrated cupboard beneath.

Tasteful panelling extending to the half landing area and to the main landing area, which also has the benefit of a full height feature window. Off the landing leads three bedrooms, the principal having fitted wardrobes extending full width to one wall. Luxurious family bathroom having an oval freestanding bath with chrome mixer tap and shower, wash basin with integrated cupboard beneath, WC and a separate shower with both waterfall and conventional heads, chrome radiator and exquisite tiling to splashback areas.

The property stands back from the road beyond its own private drive that is capable of parking approximately three cars, and there is gated side entrance leading to the rear paved sun terrace which has superb seating area, also featuring horizontal fencing and steps leading up to a slightly raised dining space which has pergola above. Traditional lawn beyond with established borders, also leading to the home office/gym which has power and lighting, and an adjacent store.

Little Haywood along with its neighbouring villages of Colwich and Great Haywood collectively have a variety of amenities which include welcoming country pubs, schools and health surgery at Great Haywood, also an excellent farm shop. Cannock Chase is a few minutes walk away, which is a great place to walk or cycle. The village is also convenient for the county town of Stafford to the north, and the cathedral city of Lichfield to the south. There are very good rail services from Rugeley Trent Valley, Stafford and Lichfield Trent Valley.

Agents notes:

The property is situated off a shared private and unadopted drive.

It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains 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 C

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

Our Ref: JGA11112025

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.

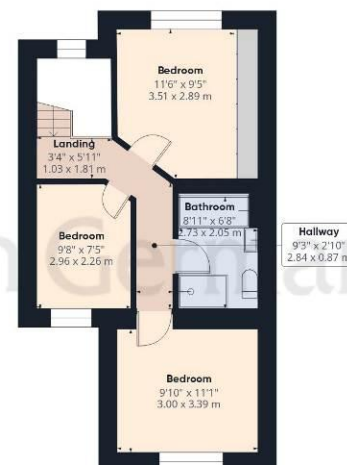
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1192 ft²
110.8 m²

Reduced headroom

17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

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John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



