



£230,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: C

Little Haywood Stafford

Chilwell Avenue Little Haywood
Stafford Staffordshire



Experience relaxation with this opportunity tailored for families. Situated in a highly regarded cul-de-sac close to Cannock Chase, Milford Common, and the Shugborough Hall Estate, this charming semi-detached home beckons.

Boasting an entrance porch, generously sized living/dining area, kitchen, three spacious bedrooms, and a modern family bathroom, it offers ample living space. Outside, enjoy the convenience of a sizable block paved driveway, a single garage, and a well maintained private rear garden. Don't hesitate to schedule a viewing, as this home is expected to generate significant interest and sell quickly!

- Spacious Semi-Detached Family Home
- Living/Dining Room & Kitchen
- Three Well proportioned Bedrooms
- Contemporary Fitted Family Bathroom
- Block Paved Driveway & Single Garage
- Well Maintained Rear Garden

You can reach us 9am to 9pm, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a double glazed entrance door, having wood effect flooring, and internal door off, leading into the Living Room.

Living Room & Dining Space 22' 4" x 10' 11" (6.81m x 3.34m) (maximum measurements)

A spacious & bright dual-aspect reception room, having wood effect flooring, two radiators, further internal door off to stairs rising to the First Floor Landing & accommodation, a double glazed box-bay window to the front elevation, and double glazed double doors providing views and leading directly out to the rear garden.

Kitchen 7' 3" x 8' 10" (2.22m x 2.69m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel sink/drainer with chrome mixer tap, and fitted/integrated appliances which include oven, hob with extractor hood above, and having space(s) for further kitchen appliance(s). There is tiled effect flooring & double glazed window to the rear elevation.



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First Floor Landing

Having a loft access hatch with pull-down ladder, a useful built-in storage cupboard, and internal doors off to all Bedrooms & Bathrooms.

Bedroom One 11' 3" x 9' 10" (3.44m x 3.00m)

A beautifully presented double bedroom which features a built-in wardrobe with sliding mirrored doors, a bespoke wooden feature wall with floating style bedside shelves, inset ceiling downlighting, a double glazed window to the front elevation & radiator.

Bedroom Two 9' 0" x 9' 11" (2.75m x 3.03m)

A second double bedroom, having inset ceiling downlighting, a double glazed window to the rear elevation & radiator.

Bedroom Three 8' 2" x 8' 5" (2.49m x 2.57m)

Having inset ceiling downlighting, a double glazed window to the front elevation & radiator.

Bathroom 7' 5" x 8' 0" (2.26m x 2.43m) (maximum measurements)

A beautifully presented modern & contemporary bathroom fitted with a modern white suite comprising of a low-level dual-flush WC, a vanity style wash hand basin with chrome mixer tap above, a panelled bath with chrome mixer tap, and a double walk-in tiled shower cubicle housing a mains-fed mixer shower. There is ceramic tiling to the walls, tiled effect flooring, an electrical shaver point, chrome towel radiator, and a double glazed window to the rear elevation.

Outside Front

The property is approached over a large block paved driveway allowing for ample off-street parking and access to the Garage.

Garage

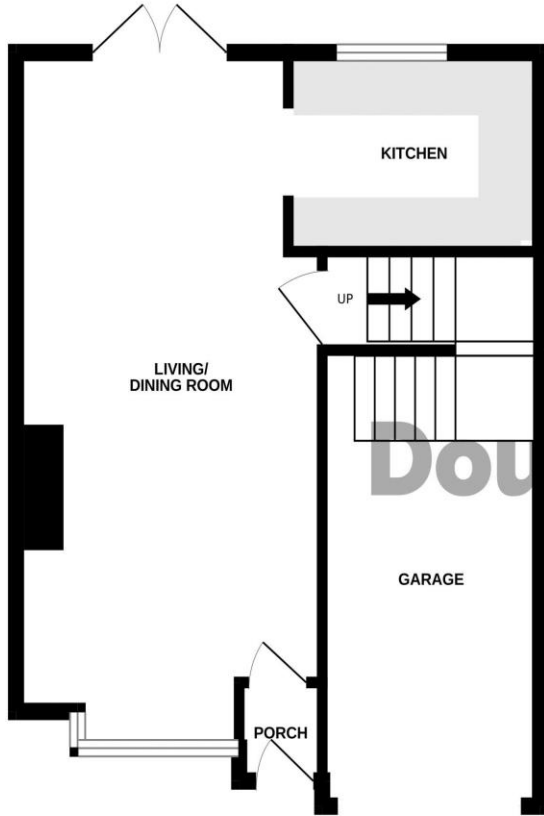
A single garage accessed via an up and over garage door to the front elevation.

Outside Rear

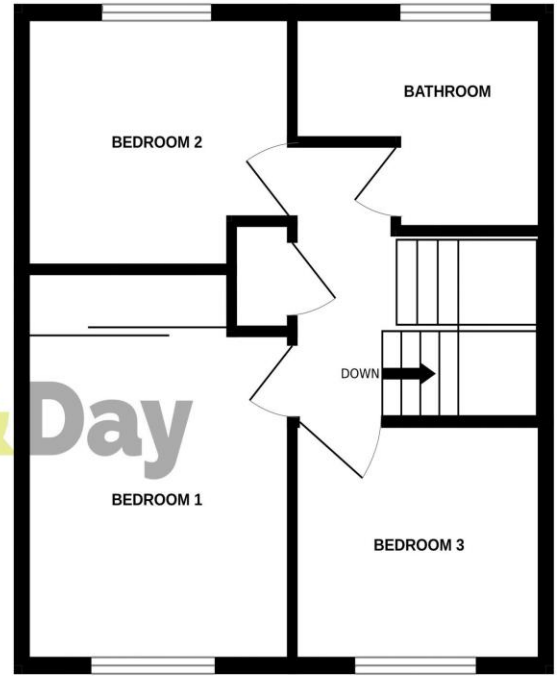
An enclosed garden providing a good degree of privacy, being laid mainly to lawn & featuring a paved patio seating/outdoor entertaining area.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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