



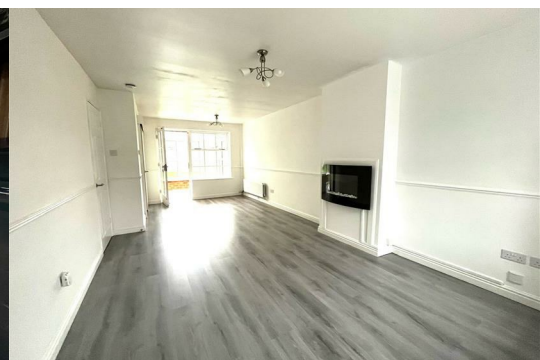
11 Aston Close

Little Haywood, Stafford, ST18 0YN

Offers in the region of £250,000



Chase Owl are pleased to market this well presented three/four bedroom semi detached home. Situated on a sought after estate, in a quiet cul de sac location and being offered with NO UPWARD CHAIN. Having Entrance Porch, Lounge/Dining Room, Fitted Kitchen, Conservatory and Study/Bedroom Four. First Floor Landing to Three Bedrooms and Bathroom. Driveway to Garage space and Gardens to front and rear.



Entrance Porch

Approached from upvc double glazed front entrance door and having further door leading to Lounge.

Lounge/ Dining Room 22'6" x 10'10" (6.86m x 3.30m)

Having a wall mounted pebble electric feature fire. Two ceiling light points, two radiators, laminate flooring, decorative dado rail and upvc double glazed bay window to front aspect. Wooden door and window to rear leading to Conservatory. Stairs leading to First Floor Landing.

Fitted Kitchen 8'9" x 7'4" (2.67m x 2.24m)

Being fitted with a range of wall and base mounted units with granite work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash. Built in double electric oven, halogen hob with extractor hood over, two appliance spaces and under cupboard lighting. Ceiling light point, tiled flooring and upvc double glazed window to rear aspect.

Conservatory 9'11" x 5'10" (3.02m x 1.78m)

Being constructed of brick base with upvc double glazed frame and having wall lights, radiator, tiled flooring and door leading to Rear Garden.

Study / Bedroom Four 9'7" x 7'1" (2.92m x 2.16m)

(previously part of the Garage) Having ceiling light point and radiator.

First Floor Landing

Approached from stairs in Lounge and having ceiling light point, loft access and airing cupboard housing combination boiler and shelving.

Bedroom One 13'4" x 9'11" (4.06m x 3.02m)

Having ceiling light point, radiator, air conditioning unit and upvc double glazed window to front aspect.

Bedroom Two 9'11" x 8'11" (3.02m x 2.72m)

Having ceiling light point, radiator, walk in cupboard and upvc double glazed window to rear aspect.

Bedroom Three 8'3" x 8'1" (2.51m x 2.46m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bathroom

Comprising small bath with shower over, closet w.c and vanity hand wash basin. Inset ceiling lights, heated towel rail, part tiling to walls, tiled flooring and upvc double glazed window to rear aspect.

Outside

The property is located on a shared driveway leading to the property drive providing parking for several vehicles and this in turn leads to the Garage space with up and over door. A lawned fore garden with borders. A side gate allows access to the enclosed rear garden having paved patio to lawn, shed and outside tap.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

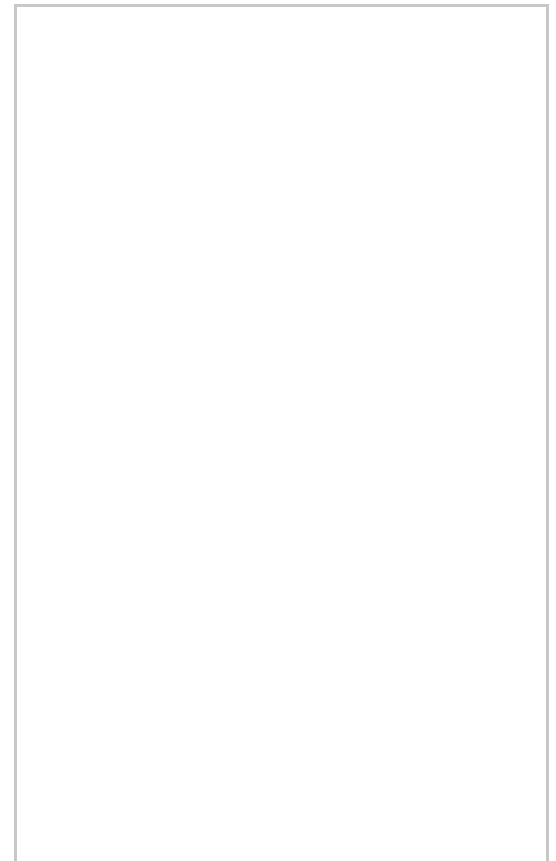
Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

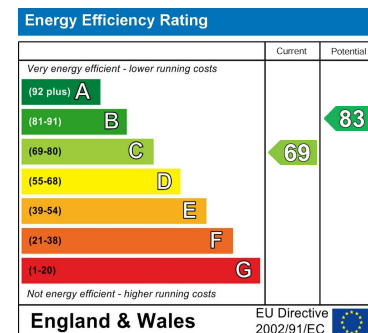
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

