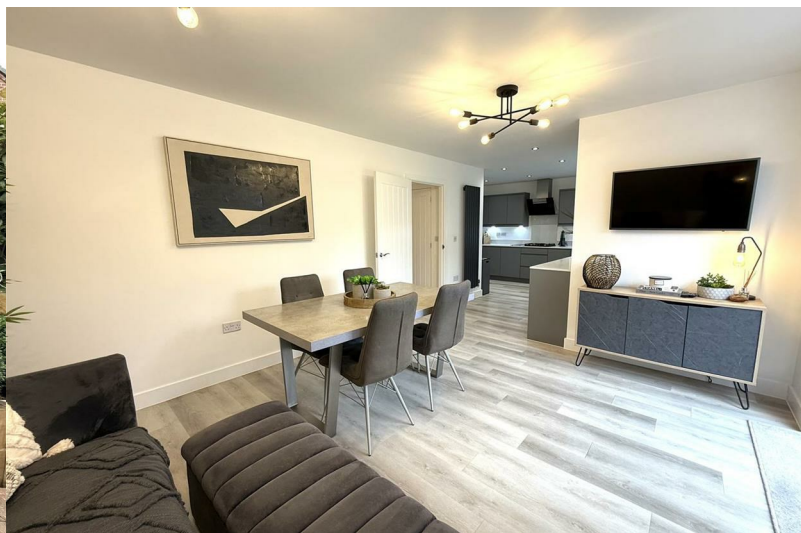




16 Devereux Gardens

Great Haywood, Stafford, ST18 0WY

£460,000



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Entrance Hallway

Approached from covered canopy with front entrance door and having ceiling light point, designer radiator, useful storage cupboard, LVT flooring and stairs leading to First Floor Landing.

Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, extractor fan, part tiling to walls and LVT flooring.

Lounge

16'10" x 10'9" (5.13m x 3.28m)

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

Family Breakfast Kitchen

28'2" x 12'8" (8.59m x 3.86m)

KITCHEN AREA;

Being fitted with a range of wall and base mounted units with quartz work surfaces, incorporating inset sink with mixer tap. Built in electric oven, microwave/oven, gas hob with extractor over, integrated dishwasher and washing machine. Inset lights, LVT flooring and upvc double glazed window to rear aspect.

DINING AREA; Having two ceiling light points, radiator, decorative wood panelling to wall, LVT flooring and upvc double glazed window to rear aspect. French upvc door to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, radiator and airing cupboard with hot water cylinder.

Master Bedroom

16'2" x 17'10" (4.93m x 5.44m)

Having ceiling light point, radiator, two side lights and two upvc double glazed windows to front aspect. Door to En Suite Shower Room.

En Suite Shower Room

Comprising double walk in shower, pedestal hand wash basin and w.c. Inset ceiling lights, extractor fan, heated towel rail, part tiling to walls and shaver socket.

Bedroom Two

12'6" x 10'2" (3.81m x 3.10m)

Having ceiling light point, radiator, decorative wood panelling to wall and upvc double glazed window to front aspect.

Bedroom Three

11'11" x 10'11" (3.63m x 3.33m)

Having ceiling light point, radiator, decorative wood panelling to wall and upvc double glazed window to rear aspect.

Bedroom Four

9'10" x 9'8" (3.00m x 2.95m)

Having built in wardrobes with mirror sliding doors. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and closet w.c. Ceiling light point, extractor fan, heated towel rail, part tiling to walls and upvc double glazed window to rear aspect.

Outside

The property having a lawned fore garden with raised flower beds. A block paved driveway provides off road parking which in turn leads to Garage with electric door, having power and light. A side gate leading to the landscaped enclosed rear garden having block paved patio, steps to lawn with well stocked raised borders, patio seating area, outside tap and outdoor lighting.

Agents Note

The vendors have advised that there is a service charge of approximately £180.00 per annum, payable for the upkeep of communal areas.

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

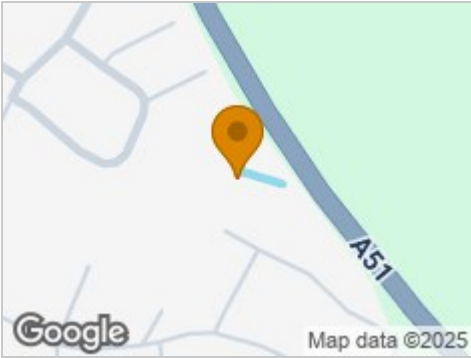
included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

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



Road Map



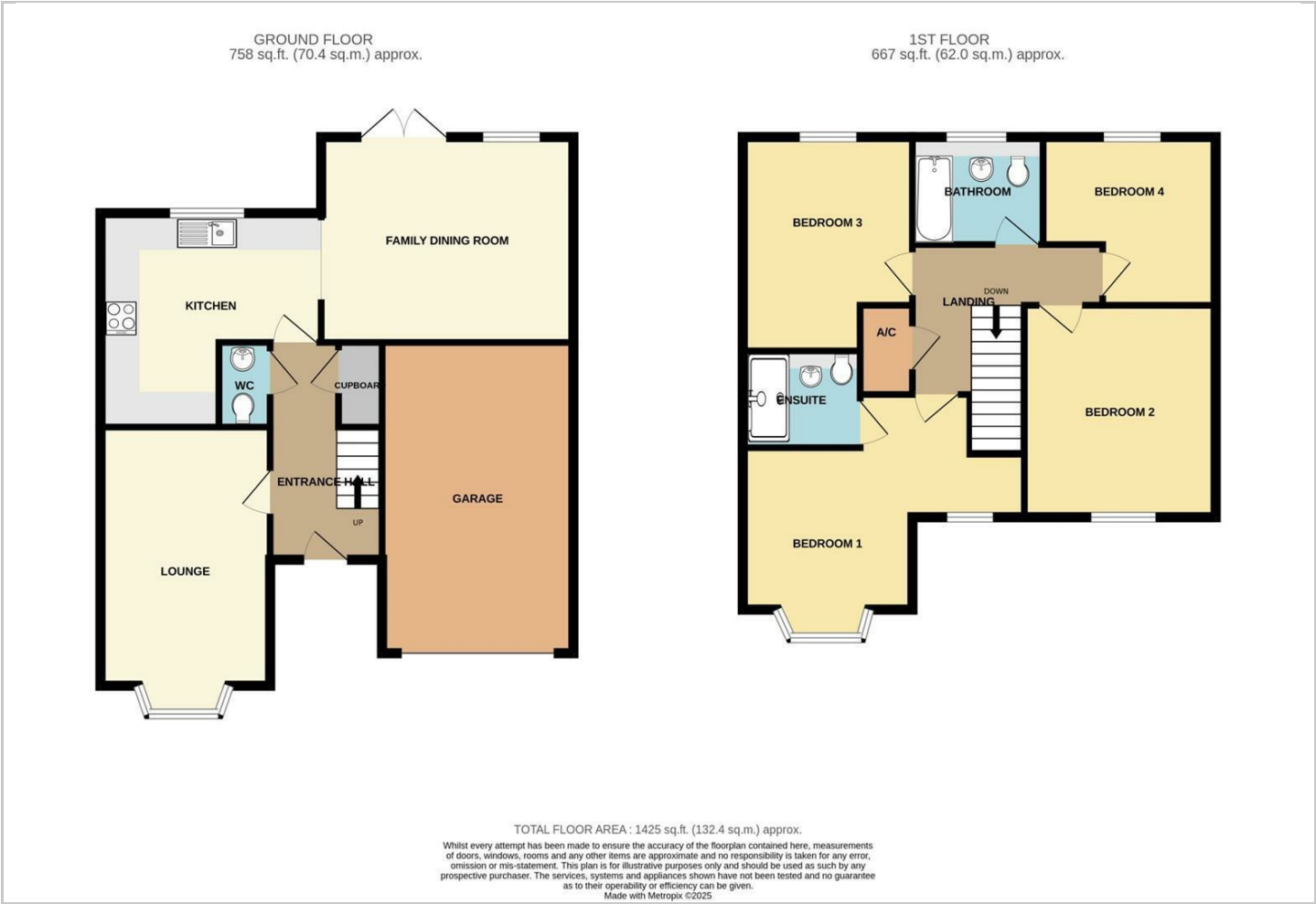
Hybrid Map



Terrain Map



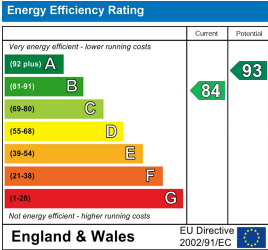
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.