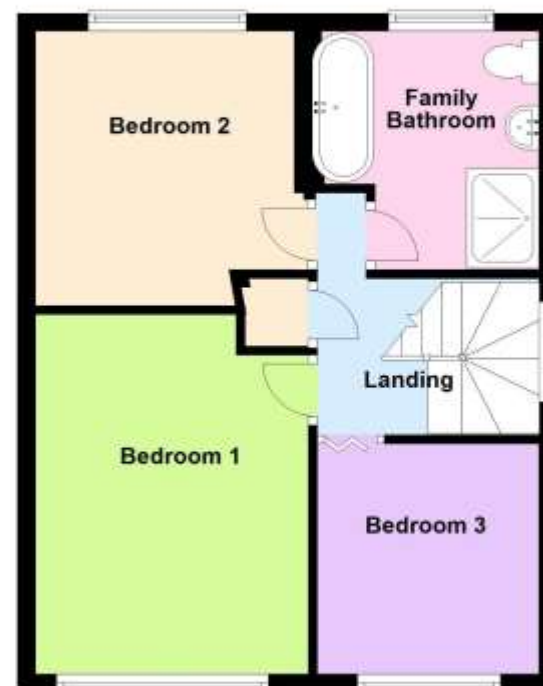


Ground Floor



First Floor



AGENTS NOTE: Clothier & Day and their clients give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Please note that our room sizes are now quoted in metres on a wall to wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements. It should not be assumed that the property has all necessary planning, building regulation or other consents, and Clothier & Day has not tested any services, equipment or facilities. Clothier & Day are not qualified to carry property surveys, and recommend that purchasers satisfy themselves by inspection, survey or otherwise, as to the condition of the property, or any item being offered for sale with the property. **Brochure prepared:** March 2021. **Photos taken:** March 2021.

Clothier & Day

Independent Estate & Letting Agents

18 COTTERS HILL CLOSE, LITTLE HAYWOOD, ST18 0UT

WELL PRESENTED 3 BEDROOM DETACHED HOUSE IN POPULAR VILLAGE LOCATION



OFFERS IN THE REGION OF: £199,950

DIRECTIONS: Leave Stafford Town Centre via Tixall Road, proceed towards The Haywoods until reaching the mini island, turn right continuing through the village of Great Haywood which then leads into Little Haywood. Shortly after the shops on the right hand side turn left into St Mary's Road, left again into Priors Drive and then turn right into Cotters Hill Close. Follow towards the end of the cul-de-sac where number 18 can be found on the right hand side of the road evidenced by a **Clothier & Day** for sale board.

Little Haywood benefits from being in a sought after village on the south/west outskirts of Stafford approximately 6 miles from Stafford Town Centre with its range of shops, Waterfront Shopping Complex, mainline Intercity railway station and County Hospital. Stafford has direct access to the national motorway network via the M6 which also gives access to the M6 Toll Road. Cannock Chase is approximately 1.5 miles away.

Accommodation in brief: **ENTRANCE HALL. LARGE OPEN PLAN LOUNGE & DINING ROOM. FITTED KITCHEN. CONSERVATORY. 3 BEDROOMS. FAMILY BATH & SHOWER ROOM. GARAGE. UPVC DOUBLE GLAZED. GAS CENTRAL HEATING. AMPLE DRIVEWAY PARKING. WELL MAINTAINED, FULLY ENCLOSED GARDEN. POPULAR VILLAGE LOCATION WITH NO UPWARD CHAIN. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS SPACIOUS PROPERTY.**

CD210318

Clothier & Day 1 Eastgate Street, Stafford, ST16 2NQ 01785 225205 www.clothierandday.com www.rightmove.co.uk

The property is entranced via an aluminium double glazed door into

ENTRANCE HALLWAY Having dark wood flooring. Timber and glazed door providing access to

LARGE OPEN PLAN LOUNGE/DINING ROOM (8.47m (27ft 9ins) X 3.26m (10ft 9ins)) Having front facing UPVC double glazed walk in bay window. Dark wood flooring. Smoke alarm. Power points. Having rear facing aluminium double glazed sliding patio door into

CONSERVATORY (2.82m (9ft 3ins) x 2.62m (8ft 7ins)) Being of brick and UPVC construction. Having laminate laid flooring. Double glazed doors give access to the rear garden. Panel radiator. Power points. Wall light points.

KITCHEN (2.72m (8ft 11ins) x 2.57m (8ft 5ins)) Having a full range of matching base and wall units in an antique pine finish with brass handles. Complementary granite effect work surfaces with splashback tiling around. Stainless steel sink with chrome mixer tap. Terracotta tiled flooring. Power points. Rear facing UPVC double glazed window. Space and plumbing for automatic washing machine. Slot-in electric oven with electric extractor above in a brushed chrome finish.

FIRST FLOOR

LANDING AREA Having side facing UPVC double glazed window. White panelled doors to all rooms. Access to loft space. Smoke alarm. Panel radiator.

BEDROOM 1 (4.09m (13ft 5ins) max) x 3.03m (9ft 11ins)) Having front facing UPVC double glazed window. Dark wood flooring. Panel radiator. Power points.

BEDROOM 2 (3.13m (10ft 3ins) max) x 3.00m (9ft 10ins)) Having rear facing UPVC double glazed window. Panel radiator. Power points.

BEDROOM 3 (2.62m (8ft 7ins) x 2.46m (8ft 1ins)) Having front facing UPVC double glazed window. Panel radiator. Power points.

FAMILY BATHROOM (2.72m (8ft 11ins) x 2.51m (8ft 3ins) max)) Having vinyl tiled effect flooring. Full height tiling to two walls with aqua boarding to the other two walls in a quartz chip effect finish. Inset oval bath with chrome pillar taps, low level WC and pedestal wash hand basin with chrome pillar taps. Rear facing UPVC double glazed window. Large Shower tray with glass sliding doors with wall hung thermostatic shower with chrome riser rail, shower connection and head. Chrome finished towel heater.

OUTSIDE

A slab and gravel laid driveway gives access to the good sized **Garage (5.32m (17ft 5ins) x 2.14m (7ft 0ins))** accessed via metal up and over door with power and lighting installed. Small lawn laid area and privet hedging and fencing to either side. There is a side timber gate gives access to the rear garden which has a slab laid patio area with slabbed stepping stones with gravel around leading to one side of the garden with hardstanding currently housing two garden sheds. There is a further slab laid patio area to the rear of the garden. The garden benefits by being fully enclosed and benefits from not being directly overlooked.

SERVICES All mains services are connected. Telephone subject to normal terms and conditions. The gas and electrical appliances mentioned have not been tested by ourselves and purchasers are therefore advised to undertake their own tests should they consider necessary.

TENURE We are advised Freehold, confirmation to be obtained from the Vendors Solicitors.

THE PROPERTY IS OFFERED SUBJECT TO CONTRACT

VACANT POSSESSION UPON COMPLETION

