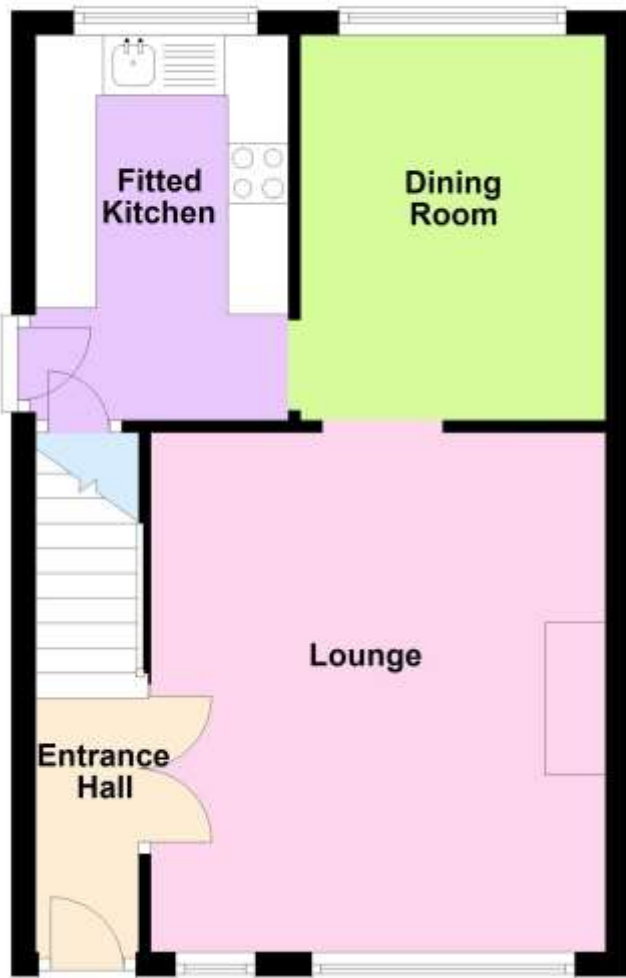


Ground Floor

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:** April 2021. **Photos taken:** April 2021.

# Clothier & Day

## Independent Estate & Letting Agents

17 OLDFIELDS CRESCENT, GREAT HAYWOOD, NR STAFFORD, ST18 0RS  
WELL PRESENTED 3/4 BEDROOM SEMI DETACHED HOUSE WITH ANNEXE



OFFERS IN THE REGION OF: £219,950

**DIRECTIONS:** Leave Stafford town centre via the Weston Road. Turn right into St. Thomas Street. At the "T" junction turn left into Tixall Road. Continue through the village of Tixall, and onto the village of Great Haywood. Mill Lane is the approach road into the village. At the 'T' junction and turn left into Little Tixall Lane. Follow and take the third turning on the right into Oldfields Crescent. Number 17 can be found on the left hand side of the road, evidenced by a Clothier & Day for sale board.

*Great Haywood benefits from being a sought after village, on the south/west outskirts of Stafford, and is approximately 5 miles from Stafford town centre, with its wide range of high street shops, mainline Intercity railway station and general hospital. Cannock Chase is approximately 1.5 miles away. Stafford has direct access to the national motorway network, via the M6, which also gives access to the M6 Toll Road.*

Accommodation in brief: **ENTRANCE HALLWAY. GOOD SIZE FAMILY LOUNGE. DINING ROOM. FITTED KITCHEN. UNDER STAIRS STORAGE. 3 BEDROOMS. FAMILY BATHROOM. UPVC DOUBLE GLAZED. GAS CENTRAL HEATING. AMPLE DRIVEWAY PARKING. COVERED CARPORT/VERANDA. DETACHED ANNEXE (LARGE OFFICE/BEDROOM/PLAY ROOM/ FAMILY ROOM WITH SHOWER ROOM & WALK IN STORAGE). LARGE, ENCLOSED GARDEN. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THIS WELL PRESENTED PROPERTY. POPULAR VILLAGE LOCATION. WITHIN EASY ACCESS TO CANNOCK CHASE & SHUGBOROUGH ESTATE.**

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Clothier & Day 1 Eastgate Street, Stafford, ST16 2NQ 01785 225205 [www.clothierandday.com](http://www.clothierandday.com) [www.rightmove.co.uk](http://www.rightmove.co.uk)



The property is entranced is via a UPVC double glazed door with decorative glass panel providing access to

**RECEPTION HALLWAY** Having panel radiator. Stairs to First Floor. Bell chime. Power points. Double panel doors providing access to

**FAMILY LOUNGE (4.28m (14ft 1ins) x 3.74m (12ft 3ins))** Having front facing UPVC double glazed window and further decorative double glazed window, cupboard beneath housing the consumer unit and electric meter. Wall lights. Centre light fitting. Chrome finish gas fire with decorative pebbles and granite hearth. Ample power points around. Doorway to

**DINING ROOM (3.18m (10ft 5ins) x 2.51m (8ft 3ins))** Having rear facing UPVC double glazed window. Panel radiator. Power points. Centre light fitting. Archway providing access to

**FITTED KITCHEN (3.18m (10ft 5ins) x 2.08m (6ft 10ins))** Having side facing UPVC double glazed door. Rear facing UPVC double glazed window. Strip light to ceiling. Laminate effect vinyl flooring. Having a range of matching base and wall units in a maple finish with brush chrome handles forming a 'U' shape around the room. Granite effect work surfaces around with splash back tiling. Single drainer sink top with chrome mixer tap. Built-in oven. Four ring electric hob with extractor above. Integrated slim line dishwasher. Integrated refrigerator. Space and plumbing for automatic washing machine. Doorway to under stairs storage/pantry.

FIRST FLOOR

Stairs to

**LANDING AREA** Having side facing UPVC double glazed window. Power points. Loft hatch providing access to the recently insulated loft space. Wall mounted central heating thermostat. Smoke alarm.

**BEDROOM 1 (4.67m (15ft 4ins)max) x 2.66m (8ft 9ins))** Having front facing UPVC double glazed window. Power points. Panel radiator with thermostatic control valve. Fitted wardrobes to the alcove to the rear of the Bedroom.

**BEDROOM 2 (2.78m (9ft 1ins) x 2.66m (8ft 9ins))** Having rear facing UPVC double glazed window. Panel radiator. Power points. Door to airing cupboard housing the gas combination boiler for both central heating and hot water.

**BEDROOM 3 (3.06m (10ft 1ins) x 1.89m (6ft 2ins))** Having front facing UPVC double glazed window. Panel radiator. Power points.

**BATHROOM (1.89m (6ft 2ins) x 1.81m (5ft 11ins))**

Having rear facing UPVC double glazed window. Full height tiling to all walls. The suite is in white comprising high gloss vanity unit with built in wash basin, semi-concealed WC, panel bath with chrome mixer tap, glass shower screen, wall hung electric Triton shower with riser rail for the attachment of the shower head. Large chrome plated towel rail/radiator.

**ANNEXE (3.78m (12ft 5ins) x 3.00m (9ft 10ins))** Having side facing UPVC double glazed door, side facing UPVC double glazed window. Good size Bedroom/Lounge Area. Door off to storage/walk-in wardrobe housing the consumer unit for the Annexe. Lighting and power points around. UPVC double glazed door providing access to a slab laid patio area and the remainder of the rear garden. Door providing access to the

**EN-SUITE SHOWER ROOM (1.78m (5ft 10ins) x 1.75m (5ft 9ins))** Having rear facing UPVC double glazed window. The suite in white, comprising pedestal wash hand basin with chrome taps, low level WC, corner curved shower cubicle with glass sliding doors, full height tiling, wall hung thermostatically controlled shower, riser rail for the attachment of the shower head. Wooden effect vinyl laid flooring. Extractor fan.

OUTSIDE

Good size concrete laid driveway providing access to the property with gravel laid area to the side providing ample parking space for two vehicles. Large wooden double gates to the side providing access to the Carport/Veranda, which then gives access to the rear garden. The rear garden itself is fully enclosed with panel fencing. Slab laid patio area and slab pathway leading half way down the garden. To the left hand side is the Annexe. The remainder of the garden is laid to lawn.

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

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

THE PROPERTY IS OFFERED SUBJECT TO CONTRACT

VACANT POSSESSION UPON COMPLETION

