



Webbs

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Tolldish Lane | Great Haywood, Stafford | ST18 0RA

Offers In The Region Of £250,000

 **Webbs**
estate agents

Summary

**** NO CHAIN ** FABULOUS DETACHED COTTAGE ** SOUGHT AFTER VILLAGE LOCATION ** FANTASTIC INVESTMENT OPPORTUNITY ** BACKING ONTO OPEN FIELDS ** GENEROUS LOUNGE ** KITCHEN DINER ** SUN ROOM ** THREE BEDROOMS ** FAMILY BATHROOM ** PRIVATE DRIVEWAY ** GENEROUS REAR GARDEN ** VIEWING ADVISED ** IN NEED OF FULL RENOVATION ****

WEBBS ESTATE AGENTS have pleasure in offering this detached cottage in need of modernisation, situated in a popular village location, benefiting from open views to rear over farmland. This fabulous cottage briefly comprises: hallway, lounge, kitchen diner with appliances, sunroom, landing, three bedrooms and family bathroom. Externally there is a private driveway, rear gardens backing onto open fields. Viewing of the property is highly advised to appreciate not only the size and space on offer, but also the potential the home has to offer.

Key Features

- IN NEED OF MODERNISATION
- DETACHED COTTAGE
- EXTENSION POTENTIAL (STPP)
- LOUNGE
- DRIVEWAY PARKING
- SOUGHT AFTER LOCATION
- COUNTRYSIDE VIEWS
- THREE BEDROOMS
- KITCHEN
- VIEWING ESSENTIAL

Rooms and Dimensions

Hallway

Living Room

11'6 x 12'9 (3.51m x 3.89m)

Kitchen

16'6 x 8'0 (5.03m x 2.44m)

Sun Room

5'7 x 11'5 (1.70m x 3.48m)

Landing

Bedroom One

11'5 x 13'1 (3.48m x 3.99m)

Bedroom Two

10'1 x 7'10 (3.07m x 2.13m;3.05m)

Bedroom Three

6'0 x 6'0 (1.83m x 1.83m)

Family Bathroom

6'0 x 5'3 (1.83m x 1.60m)

Driveway

Private Gardens

Identification Checks (R)

AGENTS NOTE





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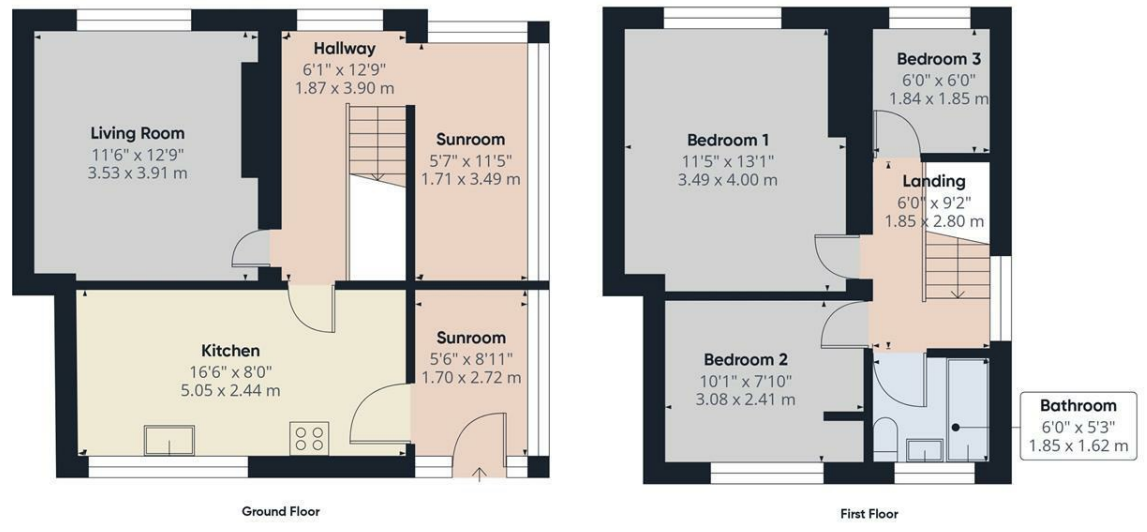
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Approximate total area⁽¹⁾
816 ft²
75.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
	85		85
<small> Best average energy efficiency - lower energy costs 100-105 kWh/m²/year A </small>		<small> Best environmental impact - lowest CO₂ emissions 100-105 g/m²/year A </small>	
<small> 105-110 kWh/m²/year B </small>		<small> 105-110 g/m²/year B </small>	
<small> 110-115 kWh/m²/year C </small>		<small> 110-115 g/m²/year C </small>	
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<small> 135-140 kWh/m²/year G </small>		<small> 135-140 g/m²/year G </small>	
<small> England & Wales EU Directive 2002/91/EC </small>		<small> England & Wales EU Directive 2002/91/EC </small>	