

Trent Lane

Great Haywood, Stafford, ST18 0ST

John German





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£315,000

This charming Grade II Listed country cottage is nestled within the heart of Great Haywood and is being offered to the market with no onward chain.

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Offered to the market with no onward chain is this attractive three-bedroom, characterful country cottage situated on Trent Lane within the highly sought- after village of Great Haywood, within easy walking distance of the very welcoming country dining pub, mini market and easy access to the ever-popular Canalside Farm Shop & Café. The Shugborough Estate is just a stroll away and Cannock Chase, an area of outstanding natural beauty, is also close by. The county town of Stafford has a wider range of amenities including shops, bars, eateries etc. It also has its own intercity railway station offering regular services to London Euston taking approximately 1 hour 20 minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network.

The entrance door opens into the living room with carpeted flooring, exposed beams to the ceiling, carpeted stairs rising to the first-floor landing, window to the front aspect, traditional brick fireplace, both wall and ceiling light points, and doors off into the kitchen and dining room. The dining room has a window to the front aspect, traditional cast iron fireplace, exposed beams to the ceiling, carpeted flooring, and a step leading up to the kitchen/dining area. The kitchen is fitted with a range of matching wall and base units with laminate worksurfaces over, inset stainless steel sink with drainer and mixer tap over, built in oven, gas hob and extractor above. There are two windows to the rear aspect and a door leading out to the rear garden.

Upstairs there are three bedrooms; two generous doubles and one smaller single bedroom ideal as a home office or study. All bedrooms benefit from walk-in wardrobes. The good sized family bathroom benefits from both a bath and separate shower cubicle.

Outside, to the rear of the home is an enclosed garden with a block-paved patio seating area, lawn, shed and a variety of plants, trees and shrubs. There is permit parking available to the front.

Agents notes:

The property is Grade II Listed and situated within a conservation area.

There are parking permits spaces which cost approximately £50 per annum.

Flood risk is high for surface water and very low for rivers and seas.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Permit parking available

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07082026

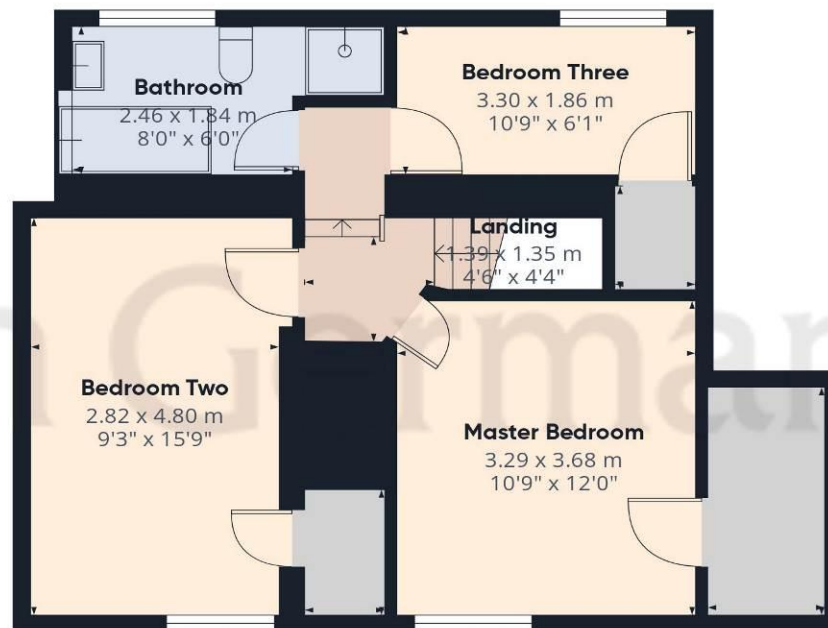
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

91.7 m²

987 ft²

Reduced headroom

2.7 m²

29 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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