Meadow Drive

Haughton, Stafford, ST18 9HQ







Flexibly arranged property situated in an exceptionally popular village, well presented with attractive front and rear gardens, and a side drive to a Marley style garage.

Offers Over £270,000

The side entrance door opens into reception hall where stairs rising to the first floor landing. The delightful lounge has a front facing bow window and attractive fireplace with log effect fire. Glazed doors open to the dining kitchen which has a range of white units with contrasting work surfaces, an integrated hob and oven, plus a useful understairs cupboard. From the dining area, there are patio style doors opening to the conservatory which has a lightweight pitched roof and French style doors to the garden.

The ground floor bathroom features a P shaped bath with shower and screen over, wash basin and WC set into an integrated unit with fitted cupboard, full height tiling and a vertical towel radiator. Bedroom three is also situated on the ground floor and has a front facing window.

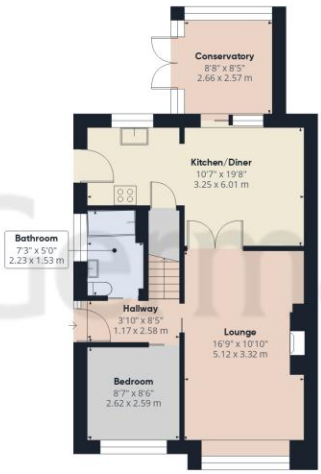
The first floor landing has a very useful walk-in store, a WC and two double bedrooms, both with front facing windows.

The property stands back from the road beyond a lawned garden. There is a side drive capable of parking approximately two cars which has a gate to a Marley style garage. The enclosed rear garden features ornamental chipped areas and a lawn.

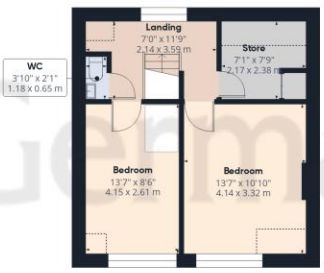
Haughton is a very popular village with a local primary school and convenience store. Haughton is very conveniently situated for the county town of Stafford which has a mainline intercity railway station with regular services operating to London Euston, some of which taking only approximately 1 hour 20 minutes. Junction 14 of the M6 provides direct access into the national motorway and M6 toll.

Agents note: The Land Registry document refers to rights, easements and covenants and a copy of which is available upon request.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & garage
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: Staffordshire County Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/11032026
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Ground Floor



Floor 1

John German

Approximate total area(1)
989 ft²
92 m²

Reduced headroom
32 ft²
3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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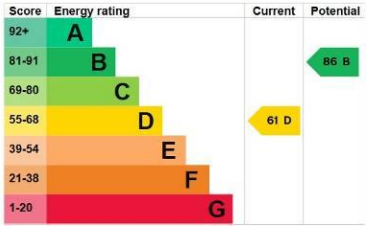

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Agents' Notes

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