



Hayfield Hill, Rugeley, WS15 4RR

Offers in the Region Of £395,000

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NO CHAIN Welcome to Hayfield Hill, a wonderfully presented three bedroom property situated in the quaint Village of Cannock Wood. Internally this property offers versatile living accommodation with a welcoming entrance hall, modern fitted kitchen, a large lounge diner, conservatory, three well proportioned bedrooms, a family bathroom and also a guest W/C. Externally you have a low maintenance rear garden that is both privately enclosed and has so much potential for any keen gardener. To the fore is a multi vehicle driveway, charming front garden and also a garage perfect for storage. Cannock Wood offers a semi rural lifestyle with the convenience of shops, schools and easily accessible transport links on your doorstep. Castle Ring is also close by and is great for those who enjoy the outdoors and have pets. **CALL NOW TO VIEW!**





Property Specification

HIGHLY SOUGHT AFTER VILLAGE LOCATION
THREE BEDROOMS
VERSATILE LAYOUT
NO CHAIN
PRIVATE REAR GARDEN

Hallway

Lounge Diner 22' 3" x 11' 5" (6.77m x 3.48m)

Kitchen 12' 2" x 9' 7" (3.72m x 2.92m)

Conservatory 10' 2" x 10' 7" (3.11m x 3.22m)

W/C

Garage

Landing

Master bedroom 11' 7" x 11' 0" (3.54m x 3.36m)

Bedroom Two 7' 9" x 11' 4" (2.37m x 3.46m)

Bedroom Three 7' 5" x 7' 7" (2.25m x 2.31m)

Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

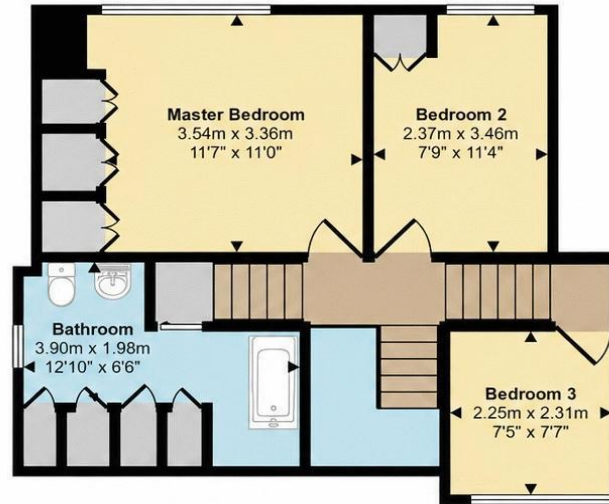
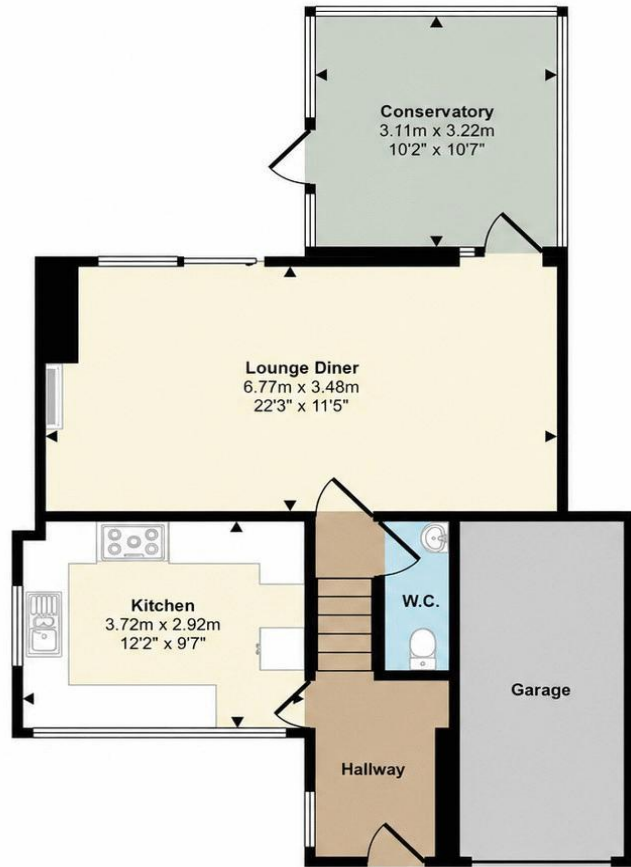
Viewer's Note:

Services connected: Mains Gas Electric and Sewerage
Council tax band: D
Tenure: Freehold



Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

