



A modern semi-detached family home nestled on a popular development of homes located on the edge of Great Haywood.

£270,000



John German 

Built in 2017 by well-regarded local developers, this modern semi-detached family home offers an exciting opportunity for first time buyers and young families alike, with its modern interior, spacious rooms and village location. The village of Great Haywood has a range of amenities including doctor's surgery, pharmacy, village store, a warm and welcoming pub and also the excellent farm shop on the edge of the village. The Shugborough Estate is also easy to walk to, with a short journey to Cannock Chase, a place of outstanding natural beauty. Great Haywood is also extremely accessible for many Midland commercial centres and there is a mainline railway station at Rugeley Trent Valley. The nearby county town of Stafford has a wide range of amenities including supermarkets, shops, bars, banks, restaurants and pubs. Nearby road links include junctions 13 and 14 of the M6 that provide direct access into the national motorway network.

The entrance door opens into the welcoming hallway with wooden style flooring, carpeted stairs rising to the first-floor landing, useful understairs storage cupboard, and doors off into the guest WC, lounge/diner and kitchen.

The kitchen has a contemporary range of matching wall and base units with laminate work surfaces over, inset stainless steel sink with drainer and mixer tap over, built in oven, microwave and gas hob, along with space for various freestanding kitchen appliances.

The spacious lounge/diner has wooden style flooring, panelling to one wall, feature electric fireplace, window to the rear aspect and French doors leading into the conservatory.

Upstairs, there are three well proportioned bedrooms; two generous double bedrooms, and one smaller single bedroom, all of which are serviced by the modern family bathroom.

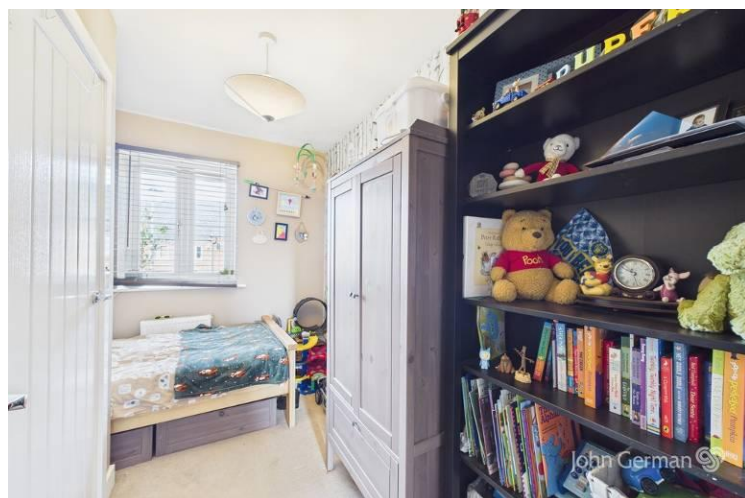
Outside, to the front of the property is a double width driveway providing off-road parking for two cars. To the rear is an enclosed, landscaped garden with decked seating area, artificial lawn and shed.

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
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 C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/15092025

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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