Convent Close

Little Haywood, Stafford, ST18 0QU

An attractive and spacious detached house providing scope for refurbishment and occupying an impressive and spacious corner plot position.

£310,000

John German

Accommodation: Entrance vestibule leading to a spacious lounge with brick fireplace and patio doors to a lean to conservatory. Separate dining / second sitting room, and the kitchen has a range of cream coloured units with contrasting work surfaces and a cream resin sink and drainer (please note that white goods are not included). There is also a cloakroom with WC.

First floor landing with cupboard housing the gas boiler and off which leads three bedrooms and a bathroom which comprises white suite with bath having a shower above, pedestal washbasin and WC and a chrome vertical towel radiator

The house occupies an excellent corner plot with a spacious paved drive which is capable of parking at least four cars and provides access to an oversized garage. Gated side entrance leading to a wide sun terrace with dwarf wall and step to the lawned garden.

The village of Little Haywood along with its neighbouring villages of Colwich and Great Haywood collectively provide country pubs, junior schools and shops which include the excellent Great Hayward farm shop.

Agents notes: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on 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: Driveway & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
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: JGA13072026

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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.

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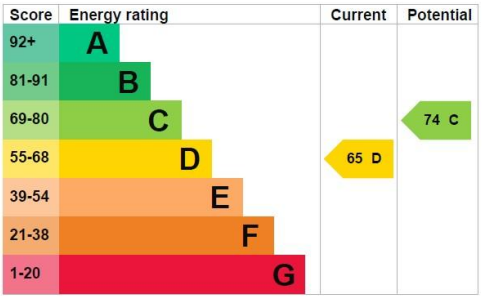

John German
5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR
01785 236600
stafford@johngerman.co.uk

Agents' Notes

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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.
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