




 **2**
Bedrooms

 **1**
Bathroom

 **2**
Receptions



- TWO BEDROOM COTTAGE
- SOUGHT AFTER RURAL AREA
- TWO LARGE RECEPTION ROOMS
- LOVELY KITCHEN
- TWO DOUBLE BEDROOMS
- UPSTAIRS SHOWER ROOM
- GORGEOUS GARDEN
- PATIO DOORS
- CLOSE TO LOCAL SCHOOLS
- READY TO VIEW



Charming Two-Bedroom Cottage – High Street, Halmerend, Staffordshire

This beautifully presented two-bedroom cottage is situated in the sought-after village of Halmerend and offers a blend of character and modern convenience, making it an ideal home for first-time buyers, downsizers, or investors.

The ground floor comprises a welcoming lounge featuring tiled flooring, a feature fireplace with electric fire, and a double glazed window providing natural light. The dining room benefits from double glazed patio doors opening onto the rear garden, creating a bright and versatile space for both everyday living and entertaining. The fitted kitchen offers a range of wall and base units, an integrated cooker with electric hob, space for appliances, tiled flooring, and useful under-stairs storage.

To the first floor, the property offers a well-proportioned master bedroom to the front aspect and a second bedroom overlooking the rear garden. The modern shower room is fitted with a shower cubicle, low-level WC, and hand wash basin, finished with contemporary fittings.

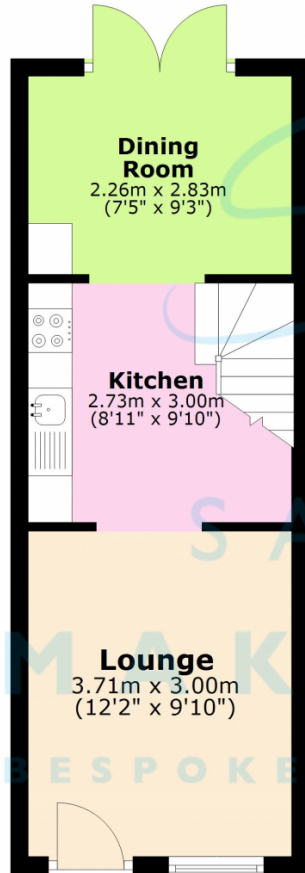
Externally, the property benefits from a forecourt garden to the front with steps leading to the entrance. To the rear, there is an enclosed garden with a patio seating area and lawn, providing a pleasant outdoor space with low maintenance requirements.

The property is conveniently located within easy reach of local amenities, nearby towns, and transport links, offering both village charm and practical accessibility.

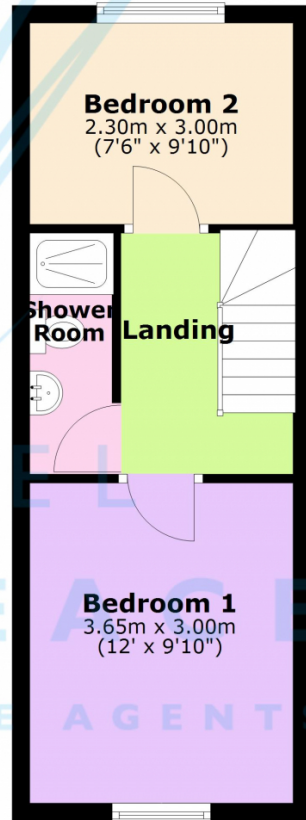
Early viewing is highly recommended. For further information or to arrange a viewing, please contact Samuel Makepeace Bespoke Estate Agents.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	83
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: High Street, Halmerend, Staffordshire

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