

Oldfields Crescent

Great Haywood, Stafford, ST18 0RS

John German





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£310,000

An impeccably presented and stylish semi-detached house which occupies an equally impressive plot with a lovely spacious garden and a stunning Indian stone terrace. Situated within the extremely desirable village of Great Haywood.

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The reception hall has stairs rising to the first floor and a feature contemporary style vertical radiator. Part glazed double doors open into the delightful lounge which has a front facing bow window, built-in cupboard and two stylish vertical radiators. From the lounge, a wide opening leads to the superb dining kitchen which has an attractive range of units with contrasting wooden worksurfaces, an integrated hob with splash plate, extractor above and oven beneath, plus a freestanding fridge freezer and washer/dryer. The attractive dining area has two French style doors which open directly onto the outside sun terrace.

The first floor landing leads to three bedrooms, two of which have built-in cupboards. The luxurious bathroom comprises bath with screen and shower above, w.c, rectangular wash basin with integrated cupboard, vertical towel radiator and attractive splash plates to wet areas.

Outside, the house stands back from the road beyond a slightly raised front garden with a path and lawn to one side and an established stone/rockery to the other. There is a gated block paved drive to the side giving access to the garage which has an electric roller shutter door. A stunning and extensive Indian stone sun terrace provides an outdoor entertaining area and beyond which lies a lovely and mainly lawned garden. There is also an excellent workshop/home office.

Great Haywood is very popular village which is within easy walking distance of The National Trust's Shugborough Estate, local shops, primary school and an excellent farm shop and café. Also close by is Cannock Chase, an area designated as a place of outstanding natural beauty and a wonderful place to walk or use the highly regarded mountain bike trails. The area is well situated for commuters too, with great road links and intercity railway services from Rugeley Trent Valley, Stafford and Lichfield.

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: Stafford Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23092026

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

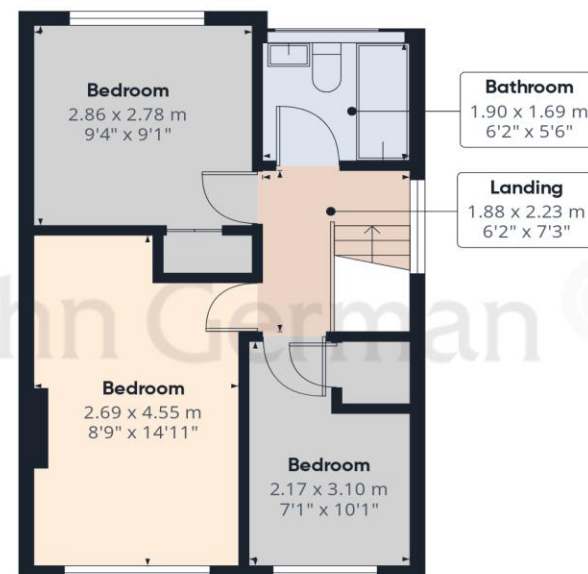
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area⁽¹⁾

94.7 m²

1021 ft²

(1) Excluding balconies and terraces

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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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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