



£230,000

🔑 TENURE: Freehold

📊 EPC RATING:

💷 COUNCIL TAX BAND: B

Great Haywood Stafford

Tylecote Crescent Great Haywood
Stafford Staffordshire

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Here we have an opportunity for you to create a superb family home by putting your own stamp on it. It really does have so much going for it you'll be ticking off those wish list items – Great location near Cannock Chase [tick] superb sized rear garden [tick] three bedrooms [tick] and no onward chain [tick].

If you enjoy some DIY, this semi-detached property will be perfect for and is situated in the charming village of Great Haywood. The property offers an entrance hall, lounge, separate dining room, kitchen, three bedrooms and a family bathroom. Outside, you'll discover a superb sized rear garden, garage and an extensive driveway providing off-rad parking. We're sure this home is going to be popular – so pick up the phone and give us a call to arrange your viewing!

- Spacious Semi-Detached Family Home
- Living Room & Separate Dining Room
- Kitchen With A Utility & Large Private Garden
- Off-Road Parking With A Garage
- Located In A Highly Desirable Area
- No Onward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Accessed through a double glazed door to the front elevation, and having stairs off, rising to the First Floor Landing & accommodation, a double glazed window to the front elevation, radiator, and internal door(s) off, providing access to;

Living Room 13' 6" x 11' 7" (4.11m x 3.52m)

A spacious reception room, having a double glazed window to the front elevation, and a radiator.

Dining Room 8' 11" x 11' 6" (2.72m x 3.51m)

Having a double glazed window to the rear elevation, and a radiator.

Kitchen 12' 3" x 11' 0" (3.74m x 3.35m)

Fitted with a range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset 1.5 bowl sink & drainer with chrome mixer tap. There is ceramic splashback tiling, space(s) for appliance(s), a double glazed window to the rear elevation, and door leading through into the Utility Room. The kitchen also houses an oil fired central heating boiler.



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Utility Room 21' 7" x 6' 7" (6.58m x 2.00m)

A useful utility room, having a glazed window to the side elevation, wood effect flooring, a double glazed window to the rear elevation, and two glazed doors leading to the front & rear elevations.

First Floor Landing

Having an access hatch to the loft space, and internal door(s) off, providing access to;

Bedroom One 13' 3" x 11' 7" (4.05m x 3.53m)

A spacious double bedroom, having a built-in cupboard with shelving, a radiator, and a double glazed window to the front elevation.

Bedroom Two 9' 3" x 14' 7" (2.81m x 4.45m)

A second double bedroom, having a double glazed window to the rear elevation, and a radiator.

Bedroom Three 9' 1" x 7' 11" (2.77m x 2.42m)

Having a double glazed window to the rear elevation, and a radiator.

Bathroom 8' 11" x 8' 7" (2.73m x 2.62m)

Fitted with a suite comprising of a WC, a pedestal wash hand basin, and a panelled bath with mains-fed shower over. There is ceramic tiling to the walls, a radiator, and two double glazed windows to the side elevation. There is also a useful built-in cupboard.

Outside Front

The property is approached over a shared tarmacadam driveway which provides access to the Garage and front entrance door.

Garage 17' 11" x 7' 11" (5.47m x 2.42m)

Having an up and over garage door to the front elevation, a glazed pedestrian access door to the side elevation, and benefitting from having a light.

Outside Rear

A large private & enclosed rear garden being laid mainly to lawn with a paved seating area, a variety of mature established shrubs & plant. A paved pathway continues to the rear of the garden where there is a further lawned garden area and a garden shed.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
92+	A		85
81-91	B		
69-80	C	70	
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Energy efficient - higher running costs			

England & Wales
EU Directive 2002/91/EC
www.epcrea.com



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