



£235,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

Little Haywood Stafford

St. Marys Grange Little Haywood
Stafford Staffordshire



Not one, not two, but three storeys of spacious accommodation are what you get with this home, which is the perfect property for any young family, first time buyer, or investor! What's more this home is located in the village of Little Haywood which is perfect for those buyers who like the great outdoors as Cannock Chase is only a short drive away!

Internally, the accommodation comprises an entrance hall, guest WC, living room and kitchen/diner. On the first floor there are two bedrooms and a bathroom. Whilst the second floor is reserved solely for the master bedroom which also has its very own En-suite shower room. Externally a large driveway sits in front of the home providing ample parking, whilst there is an enclosed low maintenance rear garden. So, if you're looking for value for money, this is definitely the home for you so call us today and book in to view!

- Modern Three Storey Town House
- Spacious Living Room & Kitchen/Dining Room
- Three Well Proportioned Bedrooms
- Family Bathroom, En-Suite & Guest WC
- Long Driveway & Rear Garden
- No Onward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed via a double glazed entrance door, and featuring stairs off, rising to the First Floor Landing & accommodation, a radiator, and a double glazed window to the front elevation.

Guest WC 5' 8" x 3' 0" (1.72m x 0.91m)

Fitted with a white suite which consists of a low-level WC & wash hand basin. The room also benefits from having ceramic tiled flooring, and a radiator.

Living Room 11' 10" x 14' 4" (3.60m x 4.38m)

A bright & spacious reception room which features a living flame fire set within a modern surround, two radiators, and double glazed double doors that leading directly out into the rear garden.

Kitchen & Dining Area 16' 0" x 7' 7" (4.87m x 2.32m)

Fitted with a range of wall, base & drawer units with work surfaces over, and incorporating an inset 1.5 bowl sink with drainer & mixer tap, and integrated appliances that include; oven, hob with hood above, fridge/freezer, and spaces for a washing machine & dishwasher. The room also benefits from having two double glazed windows, a double glazed door to the side elevation, a radiator, and ceramic tiled flooring.



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First Floor Landing

Having stairs off, rising to the Second Floor Landing & accommodation, airing cupboard, radiator, a double glazed window to the front elevation, and internal door(s) off, providing access to;

Bedroom Two 8' 8" x 14' 5" (2.63m x 4.40m)

A double bedroom, having two radiators, and two double glazed windows to the rear elevation. There is a further internal door leading through to the Bathroom.

Bedroom Three 8' 2" x 7' 7" (2.48m x 2.31m)

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

Bathroom 8' 8" x 7' 7" (2.64m x 2.31m) (maximum measurements)

Fitted with a white suite comprising of a low-level WC, a panelled bath with mains-fed shower over, and a pedestal wash hand basin. The room also benefits from having ceramic tiled flooring, an electric shaver point, radiator, and a double glazed window to the side elevation.

Second Floor Landing

Having a radiator, and internal door off, providing access to;

Bedroom One 12' 0" x 14' 5" (3.66m x 4.39m) (maximum measurements)

A double bedroom, having a built-in wardrobe, radiator, and a double glazed window to the rear elevation.

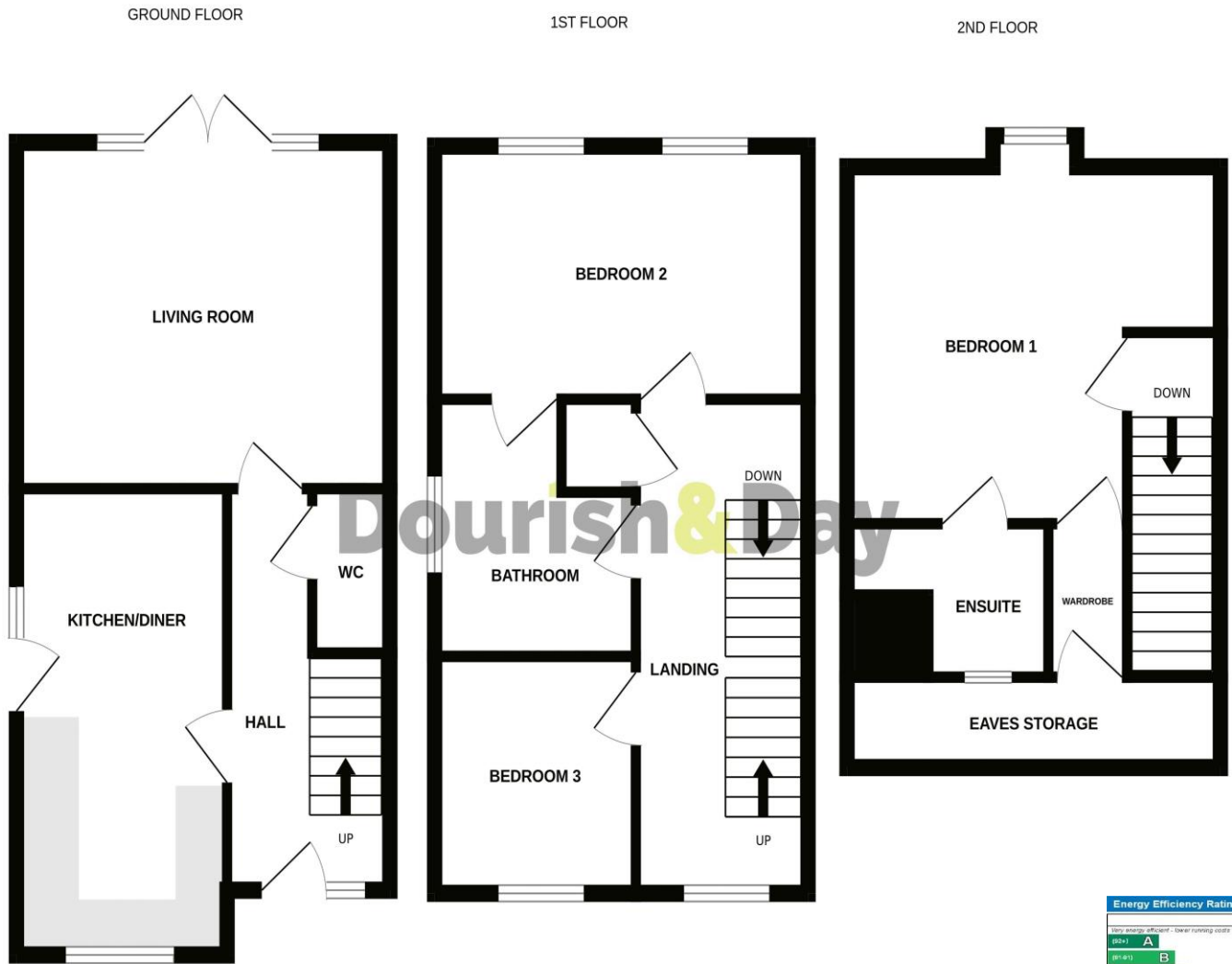
En-suite (Bedroom One) 5' 1" x 7' 7" (1.56m x 2.31m) (maximum measurements)

Fitted with a white suite which consists of a low-level WC, a pedestal wash hand basin, and a tiled shower cubicle housing a mains-fed shower. The room also benefits from having ceramic tiled flooring, an electric shaver point, towel radiator, and a skylight window to the front elevation.

Externally

The property is approached over a long Tarmacadam driveway, providing ample off-street parking to the front elevation. To the rear is a low maintenance garden which features a paved patio with steps rising up to a gravel covered garden area which has a variety of planting beds.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Very energy efficient - higher running costs		76	88

England & Wales EU Directive 2002/91/EC
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