



£260,000

KEY TENURE: **Freehold**

EPC RATING: **D**

COUNCIL TAX BAND: **C**

Little Haywood Stafford

St. Mary's Road Little Haywood
Stafford Staffordshire



This charming extended semi-detached family home is located in the sought-after Village of Little Haywood, just a short bike ride from the breathtaking Cannock Chase and the neighbouring Village of Great Haywood, boasting convenient shops, amenities, and an award-winning Farm Shop. Inside, the property features an entrance hall, a generously sized living room, and an extended open-plan L-shaped kitchen/dining/family room. Upstairs, there are three spacious bedrooms and a family bathroom. Outside, the property offers a driveway for off-street parking, an integral garage, and a beautifully maintained enclosed rear garden.

- Extended Semi-Detached Family Home
- Highly Desirable Village Close To Cannock Chase
- Spacious Living Room
- Open Plan Kitchen/Dining & Family Room
- Three Bedrooms & Family Bathroom
- Driveway, Garage & Rear Garden

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hallway

Accessed through a double glazed entrance door, and featuring a ceiling spotlight, and wood effect flooring.

Living Room 22' 5" x 10' 11" (6.84m x 3.33m)

A bright & spacious reception room that features an electric log effect stove burner with a timber floating mantel over, wood effect flooring, two radiators, and a double glazed box bay window to the front elevation.

Open-Plan Kitchen, Family & Dining Room 16' 6" x 17' 10" (5.03m x 5.43m) maximum length & width measurements

A great sized L-shaped open-plan family room which features a matching range of fitted wall, base & drawer units with fitted work surfaces over to two sides, incorporating an inset 1.5bowl sink & drainer with mixer tap over, and having space(s) for kitchen (appliances). There is inset ceiling spotlighting, wood effect flooring, two radiators, and double glazed window & double glazed door to the rear elevation, and a further double glazed sliding patio door providing views and access out to the rear garden.



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First Floor Landing

Having an access hatch to the loft space, a built-in cupboard housing a wall mounted gas central heating boiler, and internal doors off, providing access to all Bedrooms & Bathroom.

Bedroom One 13' 3" x 10' 0" (4.05m x 3.04m)

A double bedroom featuring fitted wardrobes, and having a radiator and double glazed window to the front elevation.

Bedroom Two 9' 1" x 9' 11" (2.76m x 3.02m)

A second double bedroom having a built-in cupboard, wood effect flooring, a radiator, and a double glazed window to the rear elevation.

Bedroom Three 8' 2" x 8' 5" (2.48m x 2.57m)

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

Bathroom 7' 9" x 6' 1" (2.35m x 1.86m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with mixer tap, and a panelled bath with mixer tap and electric shower over. There is also wood effect flooring, inset ceiling downlighting, a radiator, and a double glazed window to the rear elevation.

Outside Front

The property is approached over a tarmac driveway with decorative block edging providing ample off road-parking, access to the Garage, and access to the front entrance door. There is a lawned garden area to the side of the driveway.

Garage

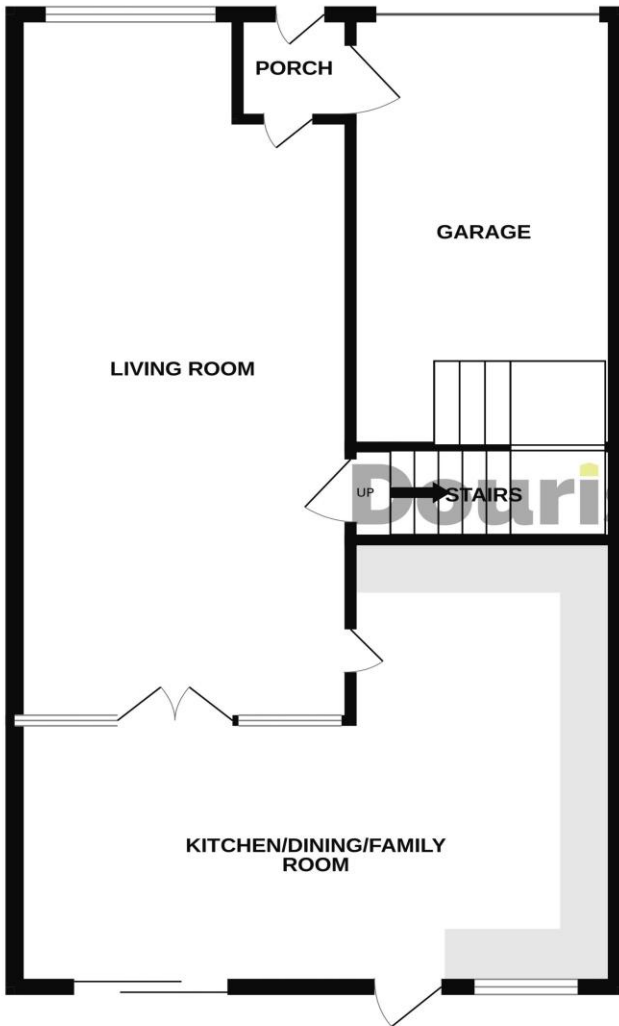
Having an up and over access door to the front elevation, a further internal pedestrian access door leading to/from the Entrance Hallway, and benefits from having both power & lighting installed.

Outside Rear

An enclosed rear garden laid mainly to lawn and having a paved patio seating/outdoor entertaining area.



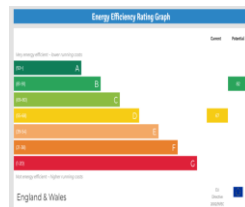
GROUND FLOOR



1ST FLOOR



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