



£260,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: D

## Little Haywood Stafford

St. Marys Grange Little Haywood  
Stafford Staffordshire



***Out with the old and in with the new! which is exactly what you could have with this superb modern three storey three-bedroom semi-detached home situated in the beautiful village of little Haywood which is perfect for those buyers who like the great outdoors as Cannock Chase is only a short drive away!***

This home is move in ready and offers spacious room proportions throughout which comprise of an entrance hallway, guest WC, living room and kitchen/dining room on the ground floor. Whilst on the first floor you will find two of the bedrooms and a family bathroom. The substantial master bedroom suite covers the entire top floor and benefits from its very own en-suite shower room. Externally there is parking and a private well-kept enclosed rear garden.

- Three Storey Semi-Detached Family Home
- Large Living Room & Kitchen/Dining Room
- Three Well Proportioned Bedrooms
- Family Bathroom, En-Suite Shower Room & Guest WC
- Driveway & Private Rear Garden
- 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 entrance door, and having wood effect flooring, stairs off, rising to the First Floor Landing & accommodation, a radiator, and internal doors off, providing access to:

## Guest WC 5' 10" x 3' 0" (1.78m x 0.91m)

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

## Kitchen & Dining Area 16' 8" x 7' 7" (5.08m x 2.30m)

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



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## **Living Room** 11' 9" x 14' 5" (3.57m x 4.39m)

A spacious reception room spanning the full width of the property rear, which features a living flame gas fire set within a decorative surround, two radiators, and double glazed double doors, providing views and direct access out to the rear garden and onto an adjacent paved patio seating area.

## **First Floor Landing**

Having stairs off, rising to the Second Floor Landing & accommodation, a built-in cupboard, radiator, and internal doors off, providing access to;

## **Bedroom Two** 9' 9" x 14' 5" (2.98m x 4.40m)

A double bedroom, having a built-in cupboard, two double glazed windows to the rear elevation, and a radiator.

## **Bedroom Three** 8' 11" x 8' 11" (2.73m x 2.73m) (maximum measurements)

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

## **Bathroom** 9' 9" x 7' 7" (2.98m x 2.32m)

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

## **Second Floor Landing**

Approached from the First Floor Landing, and having internal door(s) off, providing access to;

## **Bedroom One** 15' 10" x 10' 8" (4.83m x 3.24m)

A large double bedroom which features a built-in double wardrobe, and having a double glazed window to the front elevation, and a radiator. A further internal door leads through into the En-suite.

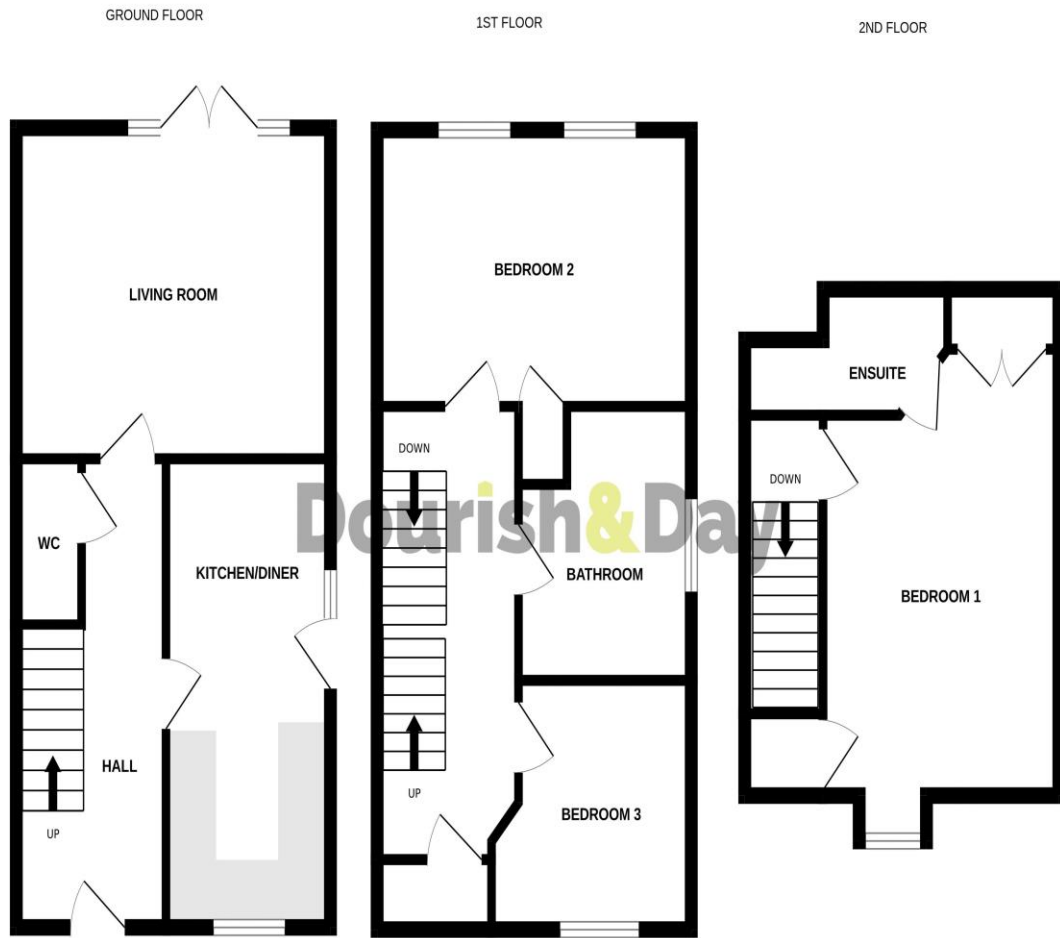
## **En-suite (Bedroom One)** 4' 6" x 9' 0" (1.36m x 2.74m)

Fitted with a white suite which comprises of a low-level WC, a pedestal wash hand basin, and a tiled shower cubicle housing a mains-fed mixer shower. The room also benefits from having ceramic tiled flooring, a heated towel radiator, and a skylight window to the rear elevation.

## **Externally**

The property is approached over a tandem length shared access driveway, providing off-street parking. To the rear is an enclosed garden which offers a good degree of privacy, featuring paved & decked seating areas, a lawned garden area, and 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
Energy efficient - lower rating costs			
(81-91)	A		
(69-80)	B		
(55-68)	C		
(39-54)	D		
(29-38)	E		
(15-28)	F		
(1-14)	G		
		75	85
Energy efficient - higher rating costs			

England & Wales EU Directive 2002/91/EC  
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