



£290,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **B**

Great Haywood Stafford

Oldfields Crescent Great Haywood
Stafford Staffordshire



Are you in the market for your forever family home? Are you looking for a property what provides ample space throughout? Then look at this four-bedroom end terrace family home! Located in the highly desirable village of Great Haywood which has local shops and amenities and is only a short commute to the beautiful Cannock Chase!

Internally the property comprises of an entrance porch, open plan living/kitchen, guest WC, second reception and utility all on the ground floor. To the first floor there are four good size bedrooms with a walk in wardrobe and ensuite to the master bedroom and a family bathroom. Externally the property has a low maintenance rear garden with a driveway providing ample off road parking for several vehicles. This property is going to be popular so don't delay and give us a call today!

- Four Bedroom End Terrace Family Home
- Open-Plan Living/Kitchen & Second Reception
- Utility, Guest WC, & Family Bathroom
- Walk In Wardrobe & Ensuite To Master Bedroom
- Low Maintenance Rear Garden & Rear Driveway
- Located In A Desirable Residential Location

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 Porch

Accessed through a double glazed entrance door having double glazed windows, and a further door leads through into the open-plan kitchen.

Open-Plan Kitchen & Living Space 24' 9" x 14' 10" (7.54m x 4.53m)

Having a multi-fuel stove inset into chimney breast set on a brick hearth, stairs leading to first floor landing, and the living room opens up to the kitchen area which features a range of matching eye-level, base & drawer units with work surfaces over with a breakfast bar, incorporating an inset stainless steel sink with mixer tap over, and appliances including; oven, microwave, induction hob with double hood over & integrated dishwasher. There is tiled flooring, tiled splashback walls, part wood laminate floor, two radiators, a double glazed window to front elevation, and double glazed double door to rear elevation.

Lobby

Having understairs cupboard, tiled floor, and door off to guest wc.

Guest WC

Fitted with a white suite comprising of low-level WC & wash hand basin. There is splashback tiling around the sink, tiled flooring.

Second Reception 17' 0" x 9' 9" (5.17m x 2.97m)

Having wood flooring, radiator, double glazed window to front elevation.



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Utility 7' 5" x 9' 9" (2.25m x 2.98m)

Having a floor-mounted gas boiler, radiator, double glazed window to rear elevation.

First Floor Landing

Having loft access, and radiator.

Bedroom One 13' 9" x 8' 5" (4.18m x 2.57m)

A double bedroom having a double glazed window to front elevation & radiator & walk-in wardrobe off.

Walk-in Wardrobe 5' 10" x 8' 3" (1.79m x 2.51m) measure into wardrobe space
Having two built-in wardrobes with mirrored sliding doors and door to en-suite.

En-suite 5' 11" x 8' 3" (1.8m x 2.51m)

Fitted with a white suite comprising low-level WC, wash hand basin & shower cubicle. There is part-tiled walls, wood effect floor, double glazed window to rear elevation.

Bedroom Two 14' 6" x 9' 9" (4.42m x 2.96m)

A double bedroom having double fitted wardrobes with mirrored sliding doors, radiator & double glazed window to front elevation.

Bedroom Three 10' 5" x 9' 9" (3.18m x 2.96m)

A further double bedroom having radiator & double glazed window to rear elevation.

Bedroom Four 7' 9" x 5' 11" (2.37m x 1.81m)

Having a storage cupboard, radiator & double glazed window to front elevation.

Bathroom 6' 2" x 6' 2" (1.87m x 1.88m)

Fitted with a white suite comprising of a low-level WC, wash hand basin, and panelled bath with shower & mixer taps. There is part-tiled walls, tiled effect floor, radiator & double glazed window to rear elevation.

Outside Front

The property is approached over a block paved pathway providing access to the entrance porch with two small lawned garden areas to each side.

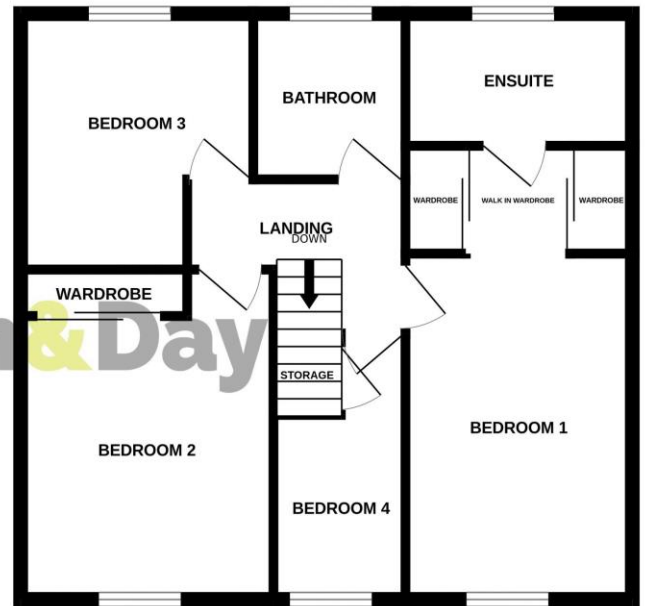
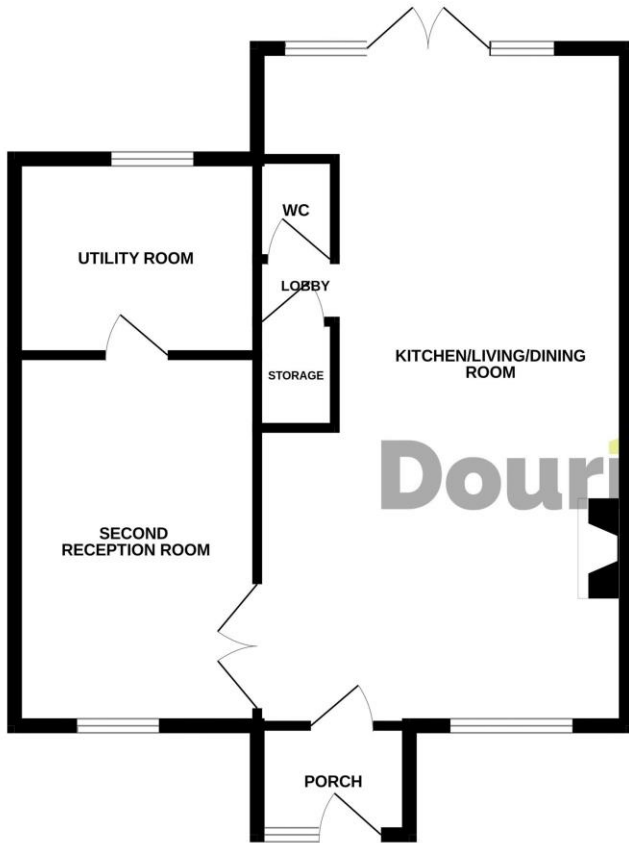
Outside Rear

An enclosed rear garden having a stone slabbed seating area, a further gravelled slate gravelled garden area to the rear, mature tree & planting bed area. The garden has a small wooden gate which gives access to a rear parking area & has a storage shed & small workshop with a double glazed door leading back on to the driveway.



GROUND FLOOR

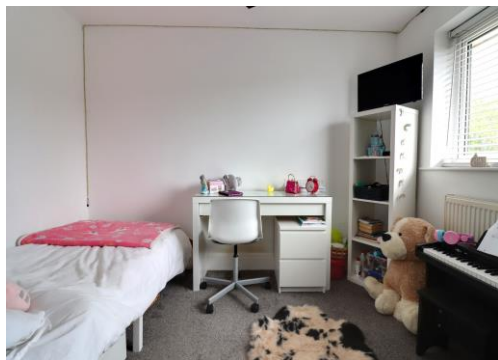
1ST FLOOR



Dourish & Day

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	(13-28)		
G	(1-12)		
Very energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
			www.epcrea.com

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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