



£295,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

Great Haywood Stafford

Earlsway Great Haywood
Stafford Staffordshire

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Never judge a book by its cover, as this is a particularly good read on Earlsway. The novel is set in the heart of Great Haywood, a perfect family village with great access to Cannock Chase and Stafford town centre.

Offering deceptively spacious extended accommodation including a hallway, spacious living room, stunning open plan kitchen/dining/family room, utility room and shower room. The narrative continues upstairs with three double bedrooms and a modern fitted family bathroom. The final chapter concludes with off road parking, a garage and a private landscaped rear garden which is perfect for those summer family evenings. The property also benefits from having an E.V charging point & mains wired CCTC system. Don't wait to hear the reviews of this novel, call us today and arrange to view, you surely will not be disappointed.

- Stunning Extended Semi-Detached Family Home
- Spacious Living Room & Open-Plan Kitchen/Dining/Family Room
- Utility Room & Shower Room
- Three Double Bedrooms & Family Bathroom
- Driveway & Garage, E.V Charging Point & Mains CCTV
- Landscaped Garden

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 through a double glazed composite entrance door, and featuring recessed downlights, oak wood flooring, stairs off, rising to the First Floor Landing & accommodation, a double glazed window to the side elevation, radiator, and internal door(s) off, providing access to;

Living Room 13' 0" x 13' 3" (3.95m x 4.03m)

A bright & spacious reception room that features a vertical wall mounted radiator, fitted shelving & wood panelling to one wall, and a double glazed bow window to the front elevation.

Kitchen, Dining & Family Room 18' 6" x 16' 3" (5.64m x 4.96m) (maximum measurements)

A stunning extended ground floor room, which in the kitchen area features a high quality contemporary range of wall, base & drawer units with fitted work surfaces over & matching kitchen island with pendant lighting above. The kitchen is also fitted with a 1.5 bowl stainless steel sink with drainer & mixer tap, and a comprehensive range of integrated/fitted appliances which include; oven, microwave, warming drawer, hob with hood above, dishwasher & fridge/freezer. The room also benefits from a large pantry cupboard, recessed downlights, oak wood flooring, two vertical wall mounted radiators, two skylight windows, and double glazed sliding doors leading out into the garden.



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Utility 5' 11" x 6' 4" (1.80m x 1.93m)

Having a fitted work surface incorporating an inset black composite granite sink, with cupboard below & space(s) for appliance(s). There is also recessed downlights, tiled flooring, and a double glazed window to the side elevation.

Shower Room 6' 9" x 6' 0" (2.05m x 1.84m)

Fitted with a contemporary white suite comprising of a low-level WC, a vanity style wash hand basin with mixer tap, and a tiled double shower cubicle with mains-fed mixer shower over. The room also benefits from having recessed downlights, tiled flooring, a vertical wall mounted radiator, and a double glazed window to the rear elevation.

First Floor Landing

Having a double glazed window to the side elevation, an access point to the loft space with useful drop-down ladder for ease of ingress, and internal door(s) off, providing access to;

Bedroom One 10' 9" x 10' 0" (3.28m x 3.06m)

A double bedroom, with a built-in double wardrobe, a vertical wall mounted radiator, and a double glazed window to the rear elevation.

Bedroom Two 10' 5" x 8' 5" (3.18m x 2.56m)

A second double bedroom having a vertical wall mounted radiator, and a double glazed window to the front elevation.

Bedroom Three 10' 0" x 8' 0" (3.05m x 2.43m)

A third double bedroom, having a vertical wall mounted radiator, a built-in wardrobe, and a double glazed window to the front elevation.

Bathroom 6' 2" x 6' 4" (1.88m x 1.93m)

Fitted with a contemporary styled white suite comprising of a low-level WC, a wash hand basin with mixer tap, and a panelled bath with mixer tap & mains shower over. The room also benefits from having recessed downlights, tiled flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

Outside Front

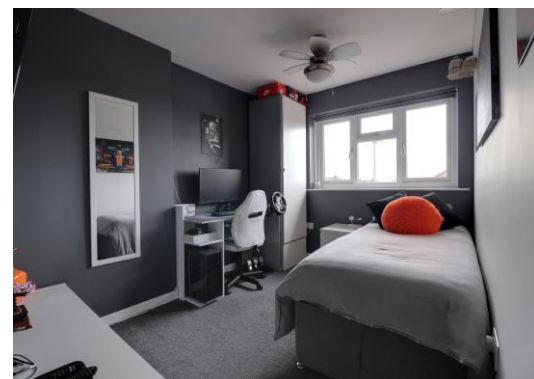
The property is approached over a large block paved driveway providing ample off-road parking.

Garage 17' 11" x 6' 6" (5.47m x 1.99m)

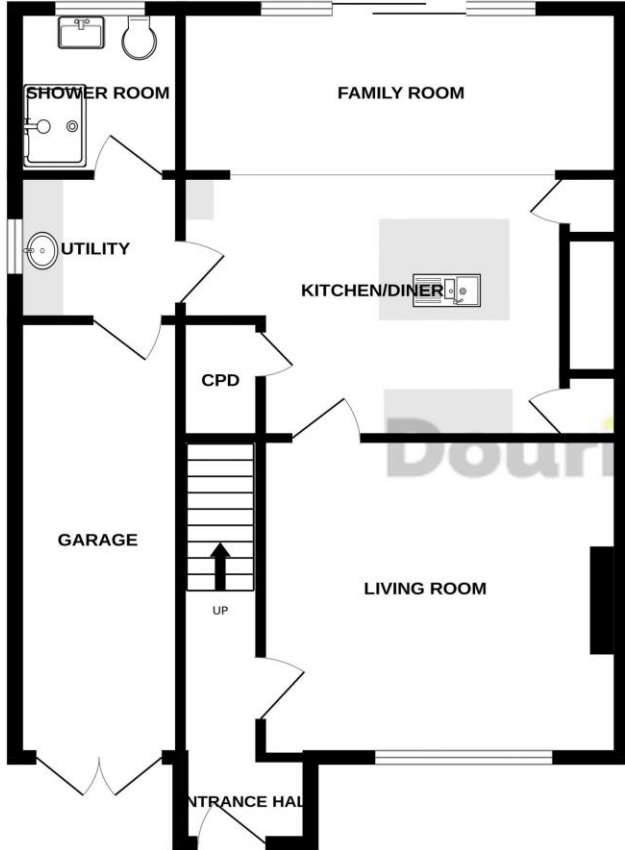
Accessed through barn style garage doors, with a rear internal door leading through into the Utility Room, and benefitting from having both power & a light installed. An EV charging point is also installed.

Outside Rear

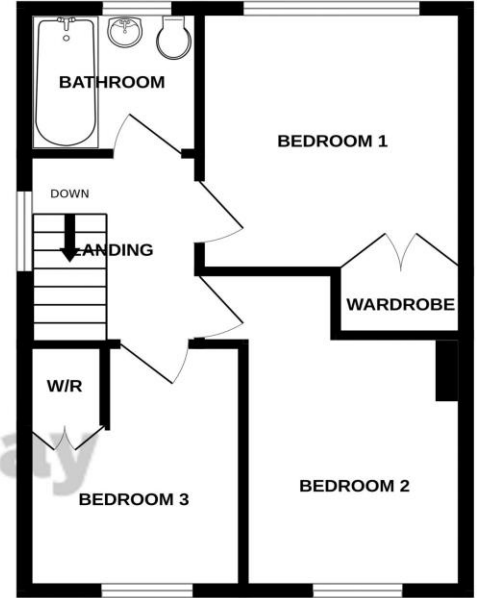
A beautifully designed landscaped garden which offers a good degree of privacy, and featuring a paved seating area which in turn leads onto a shaped artificial lawned garden area with raised sleeper planting beds towards the rear.



GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



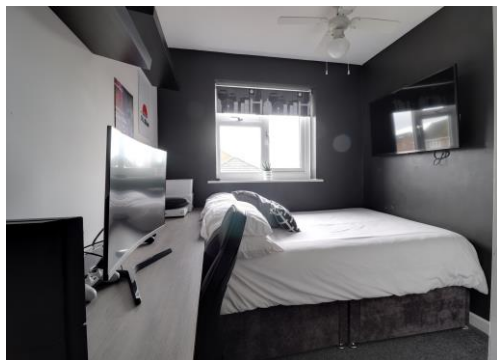
1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq.ft. (99.7 sq.m.) approx.

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 - Great rating 92-100			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
		73	84
Best energy efficient - Higher running costs England & Wales www.ecra.co.uk		EU Directive 2002/91/EC	



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