



£275,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: D

## Little Haywood Stafford

St. Marys Grange Little Haywood  
Stafford Staffordshire

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*Experience the perfect blend of modern living and countryside charm with this three-storey, three-bedroom semi-detached home in the picturesque village of Little Haywood. Ideal for those buyers who enjoy the great outdoors as Cannock Chase is just a short drive away, offering endless outdoor adventures.*

This move-in-ready home boasts spacious rooms and a thoughtful layout. The ground floor features an inviting entrance hallway, a guest WC, a living room, and a kitchen/dining area. The first floor includes two bedrooms and a family bathroom. The principal bedroom suite occupies the entire top floor, complete with its own en-suite. Outside, you'll find parking, a single garage, and a well maintained enclosed rear garden. Embrace the tranquillity of village life while enjoying the convenience of modern amenities in this exceptional property.

- Three Storey Semi-Detached Family Home
- Living Room & Kitchen/Dining Room
- Three Well Proportioned Bedrooms
- Family Bathroom, En-Suite & Guest WC
- Driveway, Garage & Rear Garden
- Popular Village Location Close To Cannock Chase

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 entrance door, featuring wood effect flooring, stairs up to the first floor accommodation, and a radiator.

## Guest WC 5' 7" x 2' 11" (1.70m x 0.90m)

Fitted with a white suite which includes a WC and a wash hand basin. Whilst the room also benefits from tiled flooring and a radiator.

## Living Room 11' 9" x 14' 5" (3.58m x 4.40m)

A bright & spacious reception room that features a living flame gas fire set within a decorative surround, wood effect flooring, two radiators, and double glazed double doors with double glazed side panels leading directly out to the garden.

## Kitchen/Diner 16' 8" x 7' 6" (5.07m x 2.29m)

Fitted with a matching range of wall, base & drawer units with work surfaces which incorporates a 1.5 bowl sink/drainers with mixer tap, and integrated appliances which include an oven, hob with hood above & dishwasher. There is also spaces for additional appliances. The room also has tiled flooring, a radiator, and a double glazed window to the front elevation.



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## First Floor Landing

Having a useful storage cupboard, radiator, and stairs rising up to the second floor landing.

## Bedroom Two 9' 10" x 14' 5" (2.99m x 4.39m)

A double bedroom with a radiator and two double glazed windows to the rear elevation.

## Bedroom Three 10' 8" x 8' 11" (3.25m x 2.71m) max

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

## Bathroom 8' 0" x 7' 5" (2.43m x 2.27m)

Accessed either off the landing or bedroom two, and is fitted with a white suite which includes a WC, wash hand basin & panelled bath with mains shower over. The room also has an electric shaver point, tiled flooring, and a radiator.

## Second Floor Landing

Having a door leading into the master bedroom.

## Bedroom One (Master) 14' 4" x 10' 6" (4.36m x 3.21m)

A lovely sized double bedroom that features a built-in wardrobe, access to eaves space for additional storage, a radiator, and two skylight windows to the rear elevation.

## En-suite (Bedroom One) 8' 2" x 7' 10" (2.49m x 2.40m) max

Fitted with a suite which includes a WC, a pedestal wash hand basin, a panelled bath, and a tiled shower cubicle with a mains shower. The room also features recessed downlights, tiled flooring, electric shaver point, towel radiator & two skylight windows.

## Outside Front

The property is approached over a driveway providing off-street parking which in turn leads up to the single garage. There is also a lawned front garden.

## Garage

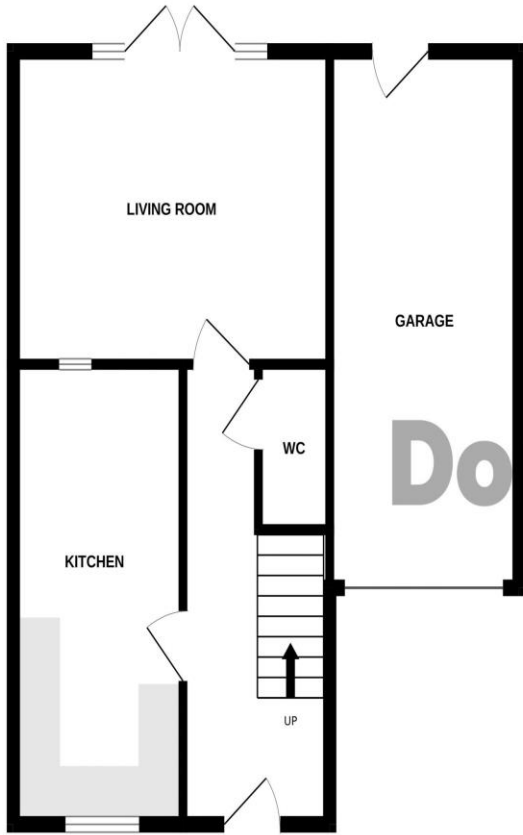
A single garage accessed via an up and over garage door, with a rear personal door leading into the garden.

## Outside Rear

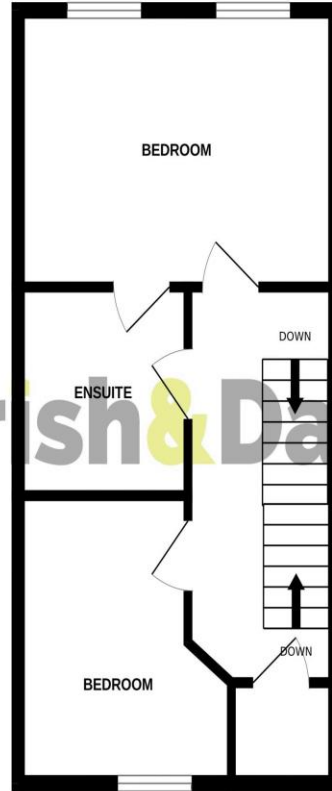
A good sized enclosed rear garden, featuring a paved patio seating area which in turn leads on to a shaped lawn with dep borders and a gated side access.



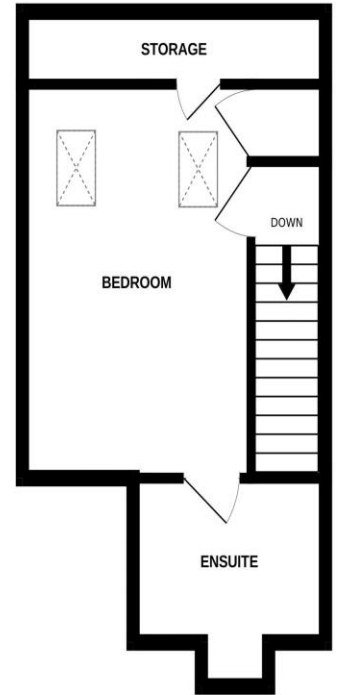
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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