



£245,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: B

## Great Haywood Stafford

Earlsway Great Haywood  
Stafford Staffordshire



***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 accommodation including a living room, spacious kitchen/dining room. The narrative continues upstairs with three well-proportioned bedrooms and a modern family bathroom. The final chapter concludes with off road parking, and a good sized rear garden which is perfect for those summer family evenings. Don't wait to hear the reviews of this novel, call us today and arrange to view, you surely will not be disappointed.

- Spacious Semi-Detached Family Home
- Living Room & Kitchen/Dining Room
- Three Well proportioned Bedrooms
- Family Bathroom
- Ample Off Street Parking
- Popular Village 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



**Living Room** 13' 0" x 16' 8" max (3.95m x 5.07m max)

Being accessed through a double glazed composite entrance door and having a living flame gas fire within a decorative wooden surround with a marble effect hearth. Stairs leading to the first floor accommodation, two radiators and double glazed window to the front elevation. An arch leads to:

**Kitchen / Dining Room** 16' 8" x 10' 9" (5.07m x 3.28m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset sink drainer and mixer tap. Range of integrated appliances including oven, hob and cooker hood over. Further appliances space, wood effect flooring, heated towel radiator, two double glazed windows and two double glazed doors giving views and access to the rear garden.

**First Floor Landing**

Having access to loft space and double glazed window to the side elevation.

**Bedroom One** 13' 0" x 10' 0" (3.95m x 3.04m)

A good-sized double bedroom having a radiator and double glazed window to the front elevation.



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**Bedroom Two** 9' 11" max x 10' 0" (3.03m max x 3.04m)

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

**Bedroom Three** 10' 0" inc door recess x 6' 6" (3.06m inc door recess x 1.97m)

Having a useful storage cupboard, radiator and double glazed window to the front elevation

**Family Bathroom** 6' 1" x 6' 5" (1.85m x 1.95m)

Having a contemporary white suite including a panelled bath with shower over, pedestal wash basin with mixer tap and low level WC. Tiled flooring, radiator and double glazed window to the rear elevation.

**Outside - Front**

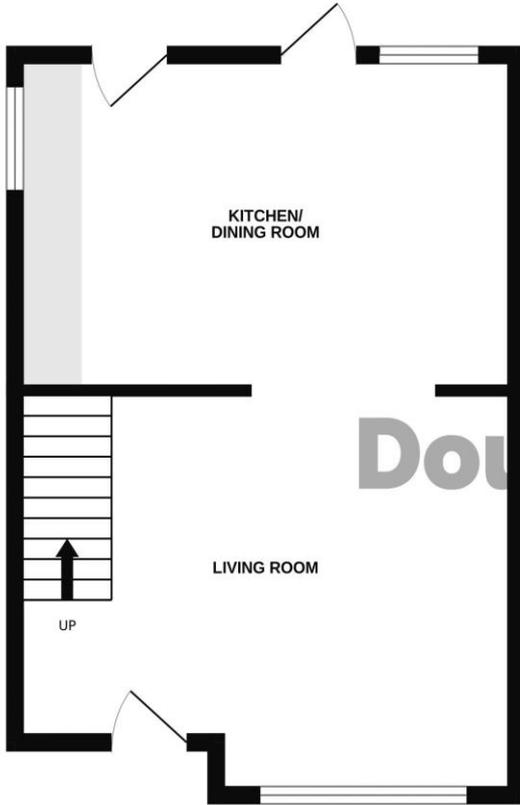
The property is approached over a tarmac driveway providing off-road parking and leads to the entrance door and a side gate leading to the rear garden.

**Outside - Rear**

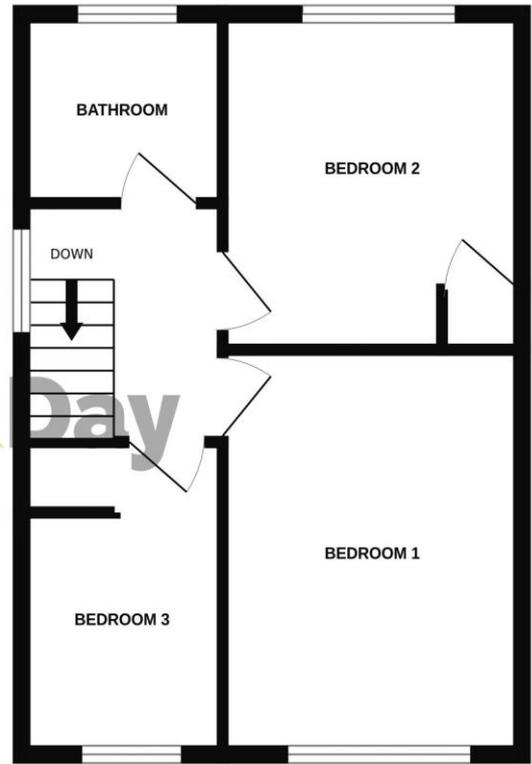
A well maintained rear garden which includes a patio seating area and the remainder of the garden is mainly laid to lawn with planting beds having a variety of shrubs.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		8.4
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	5.8	
(21-38)	F		
(1-20)	G		
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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