



£230,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: C

Great Haywood Stafford

Cliff Road Great Haywood
Stafford Staffordshire



This could be the Bungalow you've been looking for, being beautifully presented and situated in the highly desirable Village of Great Haywood, having excellent nearby shops, amenities, doctors' surgery and only a short distance to stunning canal walks and the beautiful Cannock Chase, a designated area of outstanding natural beauty.

Internally the accommodation comprises of an entrance hallway, spacious living room, fitted kitchen, three bedrooms and shower room. Externally the property continues to impress having a block paved driveway which provide ample off road parking, detached garage and a private rear garden with a large covered decked seating area ideal for those rainy nights! This property is being offered with No Upward Chain.

- Well Presented 3 Bed Semi Detached Bungalow
- Block Paved Driveway & Detached Garage
- Private Garden & Covered Decked Seating Area
- Highly Desirable Village Location
- Nearby Village Shops, Amenities & Doctors Surgery
- Nearby Canal Walks & Cannock Chase

You can reach us **9am to 9pm**, 7 days a week

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01785 223344

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Entrance Hallway

Approached via a storm porch through a double glazed entrance door, and having a spacious built-in storage cupboard with shelving, radiator, coving, and internal doors off, providing access to;

Living Room 17' 10" x 11' 7" (5.43m x 3.54m)

A spacious & beautifully presented reception room, having wood effect laminate flooring, coving, radiator, double height double glazed windows & double glazed French doors leading out to the private rear garden & covered decked seating area.

Kitchen 6' 10" x 8' 8" (2.08m x 2.64m)

Fitted with a matching range of Shaker style wall, base & drawer units with work surfaces over, and incorporating an inset 1.5 bowl sink with drainer & mixer tap, and appliances which include a 4-ring halogen hob with extractor over, integrated electric oven/grill, and spaces to accommodate further kitchen appliances. In addition, there is ceramic splashback tiling to the walls, ceramic tiled flooring, and a double glazed window to the rear elevation.



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Bedroom One 14' 11" x 10' 5" (4.55m x 3.17m)

A spacious well presented double bedroom, having radiator, coving, and double glazed window to the front elevation.

Bedroom Two 9' 7" x 10' 0" (2.91m x 3.06m)

A second double bedroom having coving, radiator, access point to the loft space which is partially boarded with power & lighting, and double glazed window to the front elevation.

Bedroom Three 8' 1" x 6' 9" (2.46m x 2.07m)

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

Shower Room 5' 7" x 6' 4" (1.70m x 1.93m)

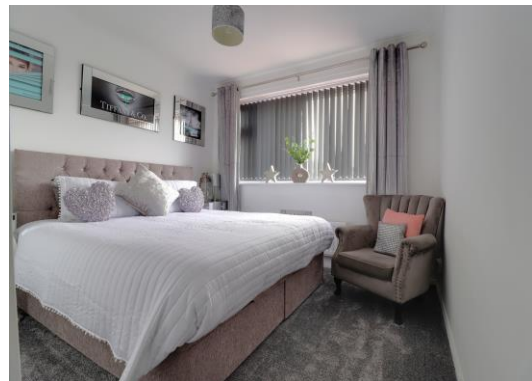
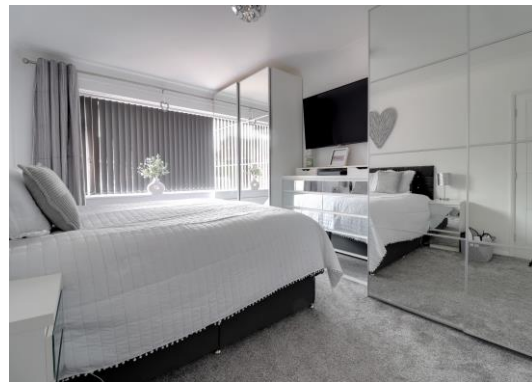
Comprising of a ceramic tiled shower cubicle housing a mains-fed mixer shower, a pedestal wash hand basin with mixer tap, and a low-level WC. In addition, there is a cupboard housing a wall mounted gas central heating boiler, radiator, and a double glazed window to the side elevation.

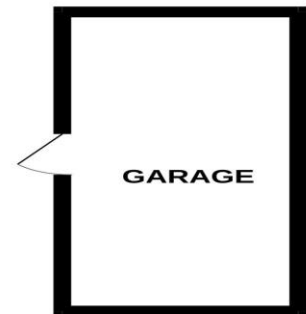
Externally

The property is block paved to the front, having a block paved driveway which continues to the side of the property providing off-road parking and access to the detached garage. There is secure gated access to the side leading to the private & well presented rear garden which features a substantial covered outdoor decked seating area, with a further decked seating area with borders.

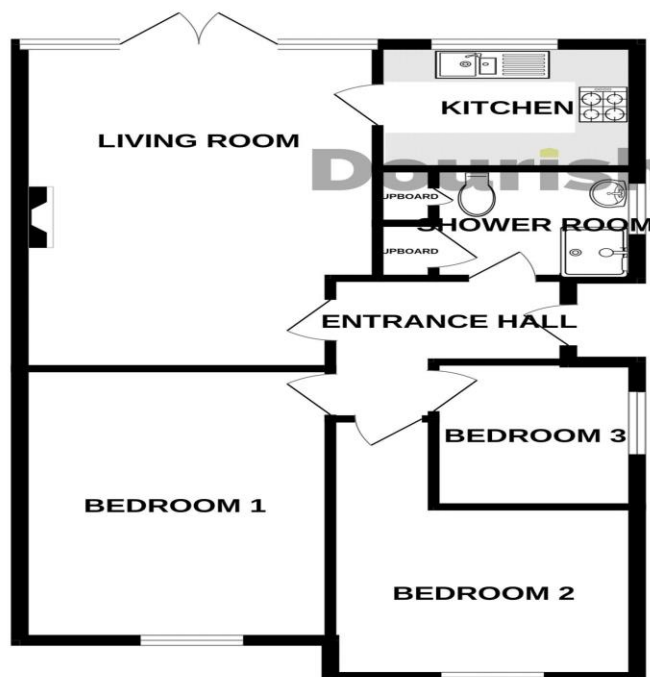
Detached Garage

Double glazed side access to garage.






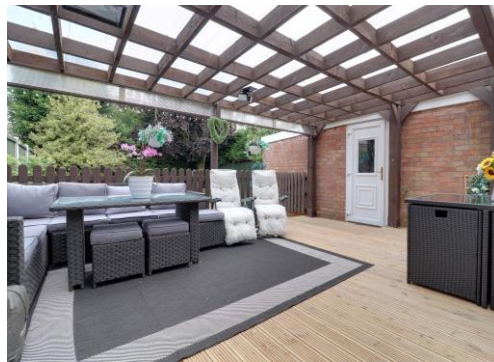
GROUND FLOOR



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			
(95+)	A		86
(91-94)	B		
(85-90)	C	70	
(81-84)	D		
(75-80)	E		
(69-74)	F		
(63-68)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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