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# Chilwell Avenue, Little Haywood, Stafford

**£285,000**

## Features

- SOUGHT AFTER VILLAGE LOCATION
- QUIET CUL DE SAC
- WELL PRESENTED THROUGHOUT
- GOOD SIZED CONSERVATORY
- DRIVEWAY TO GARAGE

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
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## Full Description

### Entrance Porch

Approached from upvc double glazed front entrance door and having light point. Further door leading to Lounge/Dining Room.

### Lounge/ Dining Room 8.41m x 3.25m (27'7" x 10'8")

Having wooden feature fire place with inset gas fire on a tiled hearth. Wall lights. radiators, coving and upvc double glazed bay window to front aspect. Door to Stairs and upvc double glazed sliding patio door to Conservatory.

### Conservatory 5.41m x 4.24m (17'9" x 13'11")

Being constructed of brick base with upvc double glazed frame and having light points, tiled flooring, radiators, Velux windows and French doors leading to the Enclosed Garden.

### Fitted Kitchen 2.64m x 2.62m (8'8" x 8'7")

Being fitted with a range of gloss grey wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Electric cooker with extractor hood over, integrated dishwasher and fridge. Ceiling light point, laminate flooring, radiator, useful under stairs storage and upvc double glazed window to rear aspect. Door to Utility.

### Utility Room

Having wall and base mounted units with work surface over, incorporating inset Belfast sink with mixer tap. Providing spaces for washing machine and tumble dryer. Light points, radiator, tiled flooring and upvc double glazed window to rear aspect. Doors to Conservatory and front elevation.

### First Floor Landing

Approached from stairs in Lounge and having ceiling light point, airing cupboard with shelving, loft access having ladder, light and being part boarded and upvc double glazed window to side aspect.

### Bedroom One 4.24m x 3.02m (13'11" x 9'11")

Having ceiling light point, radiator and upvc double glazed window to front aspect.

### Bedroom Two 3.86m x 3.15m (12'8" x 10'4")

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bedroom Three 2.64m x 2.57m (8'8" x 8'5")

Having ceiling light point, radiator and upvc double glazed window to front aspect.

### Bathroom

Comprising shaped bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, heated towel rail, part tiling to walls and upvc double glazed window to rear aspect.

### Outside

The front of the property having driveway providing parking for several vehicles and this in turn leads to Garage with up and over door, having light, power and housing the combination boiler. The enclosed rear garden having a paved patio to artificial lawn with flower borders, shed, outdoor electrics and tap.

### Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

## Property Photos

## Property Location

