chase owl estates

11 Elm Close

Great Haywood, Stafford, ST18 0SP

Offers in excess of £390,000

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Entrance Hallway

Approached from composite front entrance door with side screens. Having two ceiling light points, radiator, Antico flooring, loft access with ladder, light and being boarded. Airing cupboard with shelving.

Lounge Open plan to Dining Room

14'7" x 12'0" (4.45m x 3.66m)

Having feature fire surround with open fire on tiled hearth. Ceiling light point, coving, radiator and upvc double glazed window to front aspect. Open plan to ;

Dining Room

11'9" x 7'5" (3.58m x 2.26m)

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

Fitted Kitchen

12'7" x 10'7" (3.84m x 3.23m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Neff Built in double electric oven, induction hob with extractor hood over. Integrated appliances of washing machine, fridge and freezer. Inset ceiling lights, laminate flooring and upvc double glazed window to side aspect. Upvc door to side elevation.

Shower Room

Comprising walk in double shower unit with rain head shower over, closet hand wash basin and w.c. Inset ceiling lights, extractor fan, heated towel rail, laminate flooring and upvc double glazed window to side aspect.

Bedroom One

12'8" x 10'0" (3.86m x 3.05m)

Having ceiling light point, radiator and French upvc double glazed doors to Rear Garden.

Bedroom Two

9'5" x 8'11" (2.87m x 2.72m)

Being fitted with a range of bedroom furniture. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three

10'7" x 7'0" (3.23m x 2.13m)

Currently used as a Dressing Room and having ceiling light point, radiator and upvc double glazed window to side aspect.

Bathroom

Comprising panelled bath with mixer tapa, closet w.c and vanity hand wash basin. Inset ceiling lights, extractor fan, heated towel rail, tiled flooring and upvc double glazed window to side aspect.

Outside

The property having a lawned fore garden with flower borders. A tarmacadam driveway provides parking for several vehicles which in turn leads to Garage with up and over door. This having power, lighting, water and housing combination boiler. Upvc door leading to the enclosed Rear Garden being mainly laid to lawn with borders, a decked patio, further seating area and outside power point.

Agents Notes

Agents Notes;
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers

Tel: 01889 358172

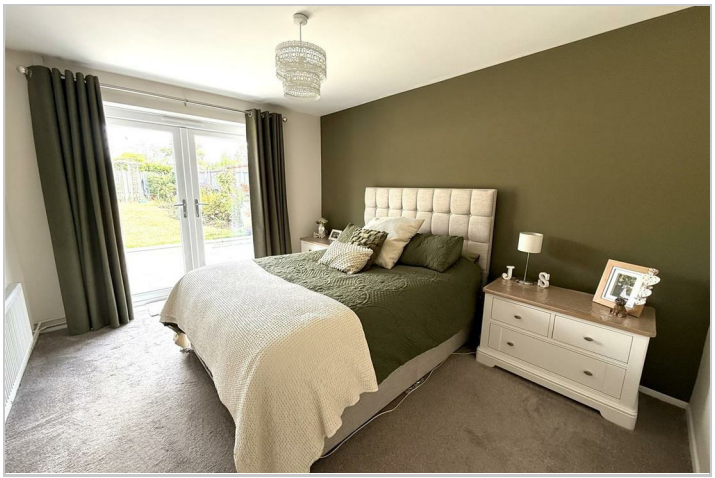
should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

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.



Road Map

Hybrid Map

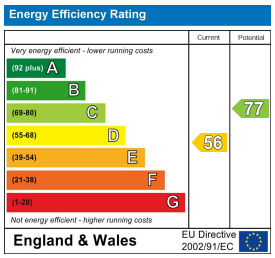
Terrain Map

Floor Plan

Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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