



6 Coley Grove

Little Haywood, Stafford, ST18 0UW

£270,000



Chase Owl are pleased to market this spacious two bedroom detached bungalow. Situated on a popular estate in the sought after village of Little Haywood and being offered with NO UPWARD CHAIN. Having Entrance Hallway, Fitted Kitchen, Lounge, Inner Hallway, Two DOUBLE Bedrooms and Bathroom. Driveway to Garage and Enclosed Garden to rear.



Entrance Hallway

Approached from upvc double glazed front entrance door with side screen and having ceiling light point, radiator, coving, useful storage cupboard and access door to Garage.

Fitted Kitchen 11'10" x 8'2" (3.61m x 2.49m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset enamel sink with mixer tap, drainer and tiled splash. Electric cooker with extractor hood over and two appliance spaces. Two ceiling lights, radiator, tiled flooring and upvc double glazed window to front aspect.

Lounge 23'1" x 11'11" (7.04m x 3.63m)

Having a brick built feature fire place with gas fire on hearth. Ceiling light point, wall lights, radiator and sliding upvc double glazed door to Rear Garden.

Inner Hallway

Having ceiling light point, airing cupboard with shelving and loft access with ladder and light.

Bedroom One 11'6" x 10'0" (3.51m x 3.05m)

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

Bedroom Two 11'6" x 12'0" (3.51m x 3.66m)

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

Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Inset ceiling lights, heated towel rail, tiling to walls and flooring with upvc double glazed window to rear aspect.

Outside

The front of the property having a lawned fore garden with borders and block paved driveway to Garage with electric roller shutter door, with light, power and housing combination boiler. Pathway to the enclosed rear garden having paved patio, steps to lawn, borders and shed.

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.

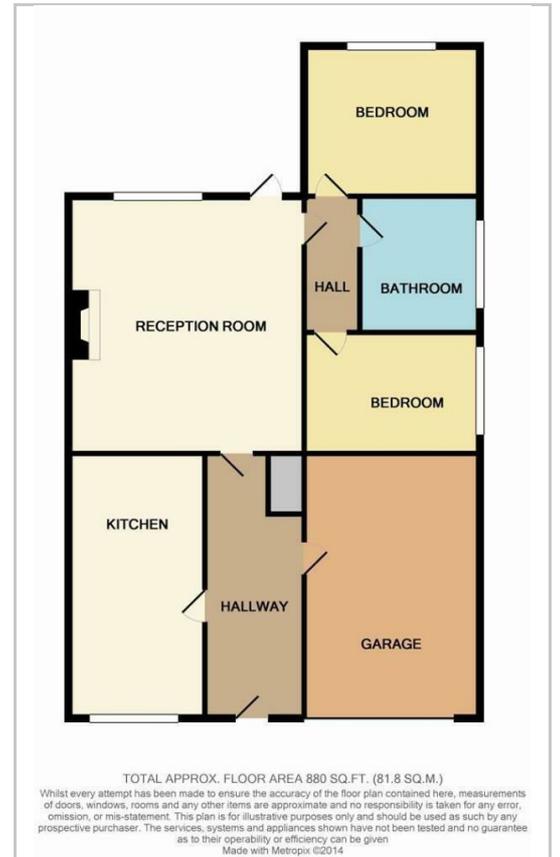
Money Laundering;

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

Area Map



Floor Plans



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) 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 & Wales | | EU Directive 2002/91/EC | |

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

