

Meadow Drive

Haughton, Stafford, ST18 9HQ



Flexibly arranged property situated in an exceptionally popular village, well presented with attractive front and rear gardens, and a side drive to a Marley style garage.

£275,000



John German

The side entrance door opens into reception hall where stairs rising to the first floor landing. The delightful lounge has a front facing bow window and attractive fireplace with log effect fire. Glazed doors open to the dining kitchen which has a range of white units with contrasting work surfaces, an integrated hob and oven, plus a useful understairs cupboard. From the dining area, there are patio style doors opening to the conservatory which has a lightweight pitched roof and French style doors to the garden.

The ground floor bathroom features a P shaped bath with shower and screen over, wash basin and WC set into an integrated unit with fitted cupboard, full height tiling and a vertical towel radiator. Bedroom three is also situated on the ground floor and has a front facing window.

The first floor landing has a very useful walk-in store, a WC and two double bedrooms, both with front facing windows.

The property stands back from the road beyond a lawned garden. There is a side drive capable of parking approximately two cars which has a gate to a Marley style garage. The enclosed rear garden features ornamental chipped areas and a lawn.

Haughton is a very popular village with a local primary school and convenience store. Haughton is very conveniently situated for the county town of Stafford which has a mainline intercity railway station with regular services operating to London Euston, some of which taking only approximately 1 hour 20 minutes. Junction 14 of the M6 provides direct access into the national motorway and M6 toll.

Agents note: The Land Registry document refers to rights, easements and covenants and a copy of which is available upon request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

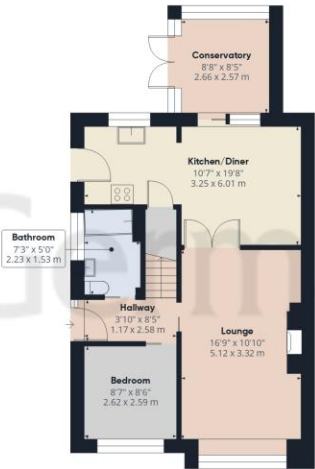
Local Authority/Tax Band: Staffordshire County Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

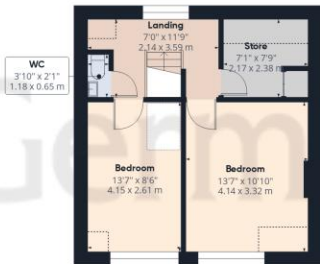
Our Ref: JGA/11032026

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

989 ft²

92 m²

Reduced headroom

32 ft²

3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria
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naea
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PROTECTED

The Property
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APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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