



Coley Grove | Stafford | ST18 0UW
Offers In The Region Of £360,000

 **Webbs**
estate agents

Summary

** SOUGHT AFTER VILLAGE LOCATION ** AMAING COUNTRYSIDE VIEWS TO REAR ** LIVING DINING ROOM ** KITCHEN ** DOWNSTAIRS SHOWER ROOM ** THREE BEDROOMS ** BATHROOM ** GARAGE ** DRIVEWAY ** REAR GARDEN **

WEBBS ESTATE AGENTS are pleased to market this well presented three bedroom detached family home, located in a popular area of Little Haywood on Coley Grove. Viewing of the property is highly advised to appreciate the accommodation on offer. Located close to amenities, useful transport links, schools, amenities and a short distance to Cannock Chase and the Shugborough Estate. The internal accommodation briefly comprises; entrance hallway, living dining room, kitchen, downstairs shower room, three bedrooms and a family bathroom. The property also benefits from a garage, rear garden and driveway for two vehicles.

Key Features

- SOUGHT AFTER VILLAGE LOCATION
- LIVING DINING ROOM
- DOWNSTAIRS SHOWER ROOM
- BATHROOM
- DRIVEWAY
- AMAZING COUNTRYSIDE VIEWS TO REAR
- KITCHEN
- THREE BEDROOMS
- GARAGE
- REAR GARDEN

Rooms and Dimensions

Hallway

Living Room

10'10 x 24'8 (3.30m x 7.52m)

Kitchen

11'5 x 10'10 (3.48m x 3.30m)

Bathroom

7'10 x 3'10 (2.39m x 1.17m)

Bedroom 1

9'6 x 15'7 (2.90m x 4.75m)

Bedroom 2

8'6 x 11'7 (2.59m x 3.53m)

Bedroom 3

11'3 x 8'7 (3.43m x 2.62m)

Bathroom

5'10 x 8'6 (1.78m x 2.59m)

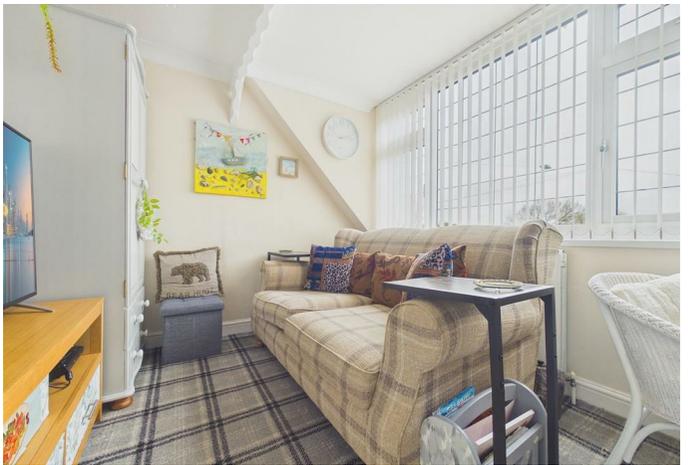
Garage

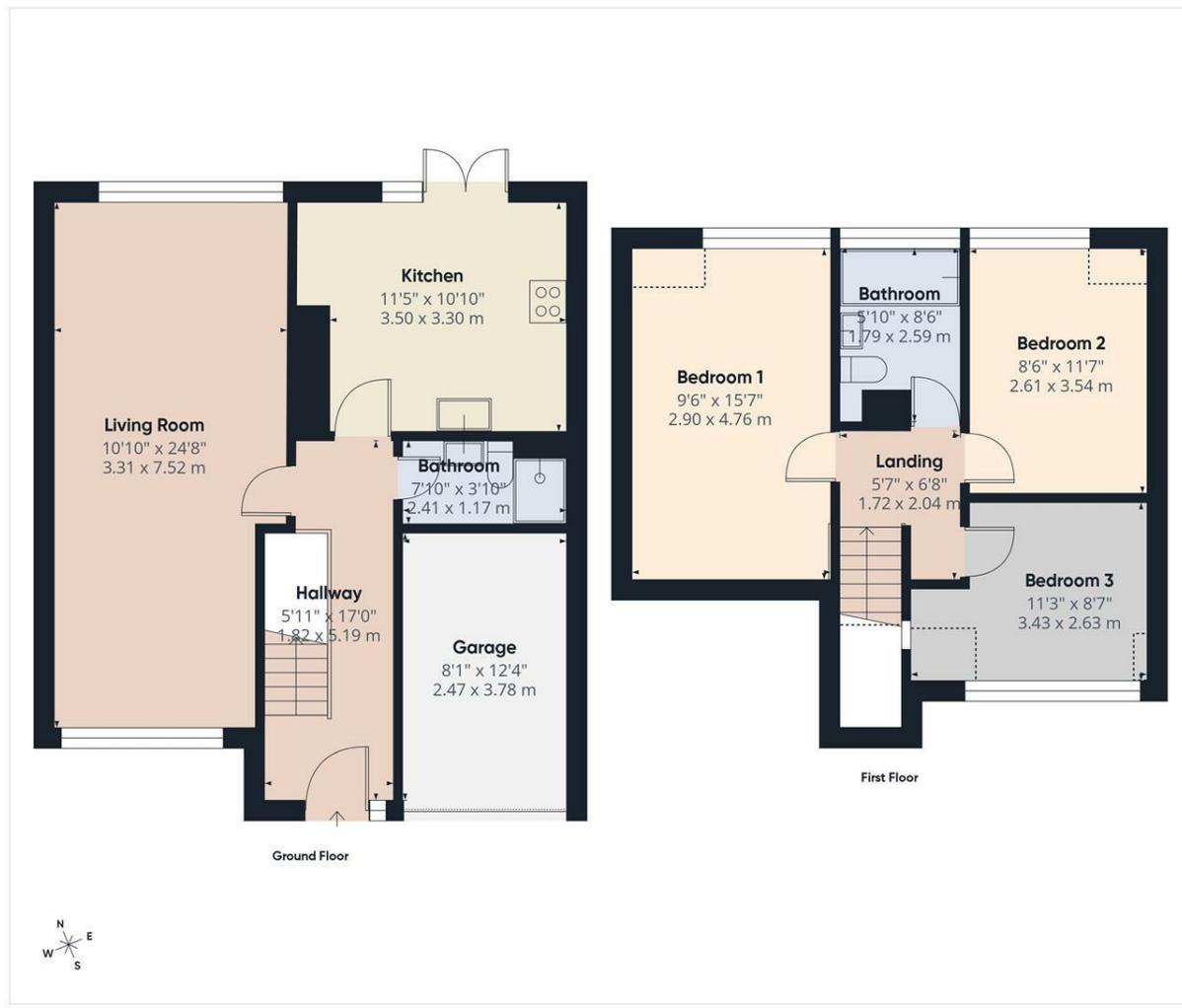
8'1 x 12'4 (2.46m x 3.76m)

Rear Garden

IDENTIFICATION CHECKS - C







Approximate total area⁽¹⁾
 1040 ft²
 96.6 m²

Reduced headroom
 19 ft²
 1.8 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.

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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100-125 kWh/m ² /year A	100-125 kWh/m ² /year A	100-125 g/m ² /year A	100-125 g/m ² /year A
125-150 kWh/m ² /year B	125-150 kWh/m ² /year B	125-150 g/m ² /year B	125-150 g/m ² /year B
150-175 kWh/m ² /year C	150-175 kWh/m ² /year C	150-175 g/m ² /year C	150-175 g/m ² /year C
175-200 kWh/m ² /year D	175-200 kWh/m ² /year D	175-200 g/m ² /year D	175-200 g/m ² /year D
200-225 kWh/m ² /year E	200-225 kWh/m ² /year E	200-225 g/m ² /year E	200-225 g/m ² /year E
225-250 kWh/m ² /year F	225-250 kWh/m ² /year F	225-250 g/m ² /year F	225-250 g/m ² /year F
250-300 kWh/m ² /year G	250-300 kWh/m ² /year G	250-300 g/m ² /year G	250-300 g/m ² /year G

England & Wales EU Directive 2002/91/EC