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**Tolldish Lane | Great Haywood, Stafford | ST18 0RA**

**Auction Guide £265,000**





## Summary

**\*\* NO CHAIN - SOLD VIA MODERN METHOD OF AUCTION \*\* FABULOUS DETACHED COTTAGE \*\* SOUGHT AFTER VILLAGE LOCATION \*\* FANTASTIC INVESTMENT OPPORTUNITY \*\* VERY WELL MAINTAINED \*\* BACKING ONTO OPEN FIELDS \*\* GENEROUS LOUNGE \*\* KITCHEN DINER \*\* CONSERVATORY \*\* THREE BEDROOMS \*\* FAMILY BATHROOM \*\* PRIVATE DRIVEWAY \*\* GENEROUS REAR GARDEN \*\* VIEWING ADVISED \*\***

WEBBS ESTATE AGENTS have pleasure in offering this detached cottage in need of modernisation, situated in a popular village location, benefiting from open views to rear over farmland. This fabulous cottage briefly comprises: hallway, lounge, kitchen diner with appliances, conservatory, landing, three bedrooms and family bathroom. Externally there is a private driveway, rear gardens backing onto open fields. Viewing of the property is highly advised to appreciate not only the size and space on offer, but also the potential the home has to offer.

## Key Features

- SOLD VIA MODERN METHOD OF AUCTION
- DETACHED COTTAGE
- IN NEED OF MODERNISATION
- LOUNGE
- EXTENSION POTENTIAL (STPP)
- SOUGHT AFTER LOCATION
- COUNTRYSIDE VIEWS
- THREE BEDROOMS
- KITCHEN
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Hallway

### Living Room

11'6 x 12'9 (3.51m x 3.89m)

### Kitchen

16'6 x 8'0 (5.03m x 2.44m)

### Sun Room

5'7 x 11'5 (1.70m x 3.48m)

### Landing

### Bedroom One

11'5 x 13'1 (3.48m x 3.99m)

### Bedroom Two

10'1 x 7;10 (3.07m x 2.13m;3.05m)

### Bedroom Three

6'0 x 6'0 (1.83m x 1.83m)

### Family Bathroom

6'0 x 5'3 (1.83m x 1.60m)

### Driveway

### Private Gardens

### Identification Checks (R)









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.

