



The Uplands | Stafford | ST18 0SJ

Offers In Excess Of £220,000

 **Webbs**
estate agents

Summary

**** SOUGHT AFTER VILLAGE LOCATION ** IDEAL FOR FIRST TIME BUYERS ** SPACIOUS ACCOMMODATION ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** KITCHEN DINER ** REAR GARDEN ** REAR GARDEN ** OFF ROAD PARKING FOR TWO VEHICLES ** CLOSE TO SHUGBOROUGH ESTATE ** VIEWING ADVISED ****

WEBBS ESTATE AGENTS are pleased to market this spacious three bedroom mid terraced home, located in a popular area of Great Haywood on The Uplands. Viewing of the property is advised to appreciate the size and space on offer. The property would be ideally suited to first time buyers looking to get their foot on the property ladder. Located close to amenities, transport/ commuter links and a short distance to the Shugborough Estate and Cannock Chase. The internal accommodation briefly comprises; entrance porch, hallway, living room, office, kitchen diner, three bedrooms and a family bathroom. The property also boasts a good size rear garden and the added benefit of off road parking for two vehicles.

Please note that the solar panels installed at this property are leased and not owned outright by the property owner. The panels are subject to a lease agreement with a third-party solar energy company.

Key Features

- SOUGHT AFTER VILLAGE LOCATION
- SPACIOUS ACCOMMODATION
- TWO RECEPTION ROOMS
- REAR GARDEN
- CLOSE TO SHUGBOROUGH ESTATE
- IDEAL FOR FIRST TIME BUYERS
- THREE BEDROOMS
- KITCHEN DINER
- OFF ROAD PARKING FOR TWO VEHICLES
- VIEWING ADVISED

Rooms and Dimensions

Entrance Porch

Hallway

Living Room

11'1 x 16'10 (3.38m x 5.13m)

Kitchen

14'4 x 8'10 (4.37m x 2.69m)

Office

7'4 x 7'8 (2.24m x 2.34m)

Landing

Bedroom 1

11'2 x 10'10 (3.40m x 3.30m)

Bedroom 2

11'2 x 9'2 (3.40m x 2.79m)

Bedroom 3

8'2 x 7'4 (2.49m x 2.24m)

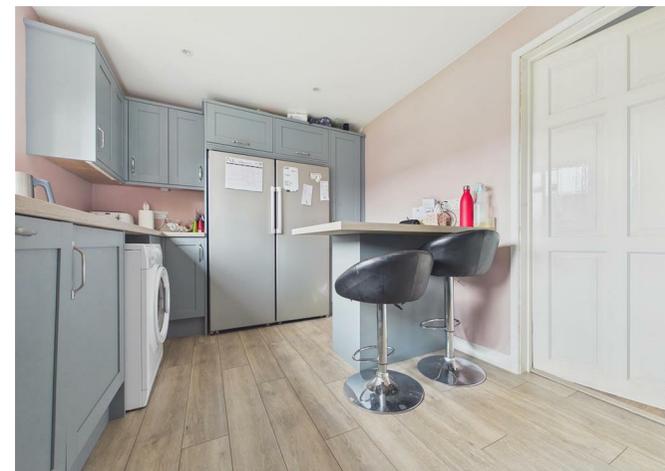
Bathroom

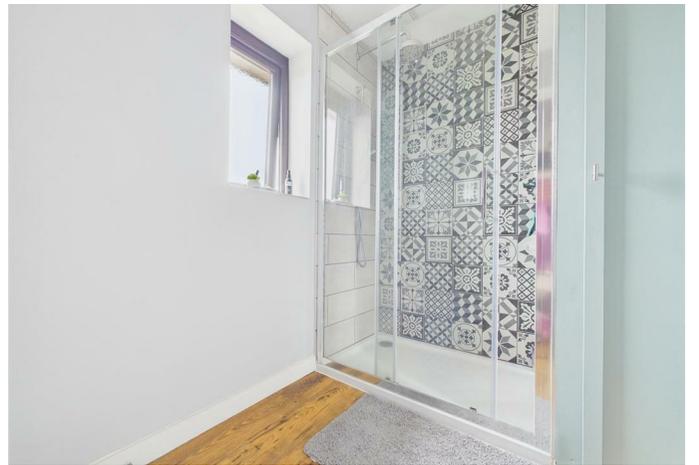
7'5 x 5'7 (2.26m x 1.70m)

Rear Garden

Agents Note

IDENTIFICATION CHECKS - C







Approximate total area¹⁾
831 ft²
77.3 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



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
<p>Key average energy cost - lower energy costs</p> <p>100-150 kWh/m²/year A</p> <p>150-200 kWh/m²/year B</p> <p>200-250 kWh/m²/year C</p> <p>250-300 kWh/m²/year D</p> <p>300-350 kWh/m²/year E</p> <p>350-400 kWh/m²/year F</p> <p>400-450 kWh/m²/year G</p>	<p>52</p>	<p>Key average CO₂ emissions - lower CO₂ emissions</p> <p>100-150 g/kWh A</p> <p>150-200 g/kWh B</p> <p>200-250 g/kWh C</p> <p>250-300 g/kWh D</p> <p>300-350 g/kWh E</p> <p>350-400 g/kWh F</p> <p>400-450 g/kWh G</p>	<p>52</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	