



Mordanny, The Allways, Milwich, Stafford, ST18 0EG



**Asking Price    £549,950**

A rare opportunity to acquire a modern family home in this popular and sought after Staffordshire village. The house was built in 2001 by its present owners in an established position on the edge of Milwich. Offering well proportioned accommodation with spacious sitting room with inglenook fireplace and wood burning stove, separate dining room and large open plan breakfast kitchen. Upstairs there are four well proportioned bedrooms, en-suite shower room to the main bedroom and a large family bathroom. The attic space has been fully converted featuring a fixed staircase, two attic rooms and a shower room, but would require some modification to comply with building regs, hence the house is sold with 4 rather than 6 bedrooms. The house is set in pleasant sunny gardens with plenty of space for outdoor living, large paved patio and wooden hot tub cabana. Great location strolling distance to the village pub, church and village hall.



**01785 811 800**

**<https://www.tgprop.co.uk>**





#### Canopy Porch

#### Entrance Hall

Welcoming reception area with upvc part glazed front door and window to the front of the house. Walk-in cloaks cupboard. Wood effect floor and stairs to the first floor landing. Radiator.

#### Cloaks & WC

White suite comprising; WC and hand basin. Wood effect floor. Radiator.

#### Lounge

Spacious dual aspect sitting room with window to the front of the house and French windows to the rear opening to the patio. Brick built inglenook fireplace with raised stone hearth and wood burning stove. TV aerial connection. Two radiators.

#### Dining Room

Door from the hall and window to the front of the house. Wood effect floor. Radiator.

#### Breakfast Kitchen

Spacious open plan kitchen with space for casual dining. Rear facing window and French windows open to the patio area. Featuring an extensive range wall and baseboards with traditional style 'shaker' cabinet doors and contrasting black granite effect work surfaces with inset sink unit. Range cooker with extractor hood over, housing for fridge / freezer, dish washer and microwave oven. Ceramic tile floor. Radiator.

#### Utility Room

Converted from part of the garage and fitted with a range of wall & base cupboards, work surfaces and sink unit. Plumbing for washing machine and space for a dryer, floor standing Worcester oil fired central heating boiler. Fixed ladder / staircase to the loft storage area above. Window to the rear and door to the garden.

#### Landing

With staircase to the attic accommodation.

#### Main Bedroom

Double bedroom with window to the front of the house. Radiator.

#### En-Suite Shower Room

White suite comprising; corner shower enclosure with glass screen and thermostatic shower, wall hung basin & enclosed cistern WC. Window to the front of the house & chrome heated towel radiator.

#### Bedroom 2

Double bedroom with window to the front of the house. Radiator.

#### Bedroom 3

Double bedroom with window to the rear of the house. Radiator.

#### Bedroom 4

Generous single bedroom with window to the rear of the house. Radiator.

#### Family Bathroom

Fitted with a white suite comprising; bath with mixer shower attachment, well hung vanity basin, walk-in shower enclosure with glass screen and thermostatic shower, enclosed cistern WC. Chrome heated towel radiator and tile effect floor.

#### Attic Space

The house has a converted attic space with fixed staircase from the first floor landing. The attic is usable but does not hold building regs approval.

#### Attic Room 1

Eaves storage and rear facing skylight window. Radiator.

#### Attic Room 2

With rear facing skylight window and eaves storage. Radiator.

#### Shower Room

Corner shower enclosure with glass screen and electric shower, vanity basin and enclosed cistern WC. Heated towel radiator.

#### Outside

The house is located in a quiet backwater on the edge of this pretty Staffordshire village, strolling distance to the church, village hall and popular pub. There is a post office / shop located in nearby Coton, about 5 mins drive from Milwich Occupying a good size corner plot with parking for several cars and gardens to the side and rear of the house. The rear garden features a lawn area with raised paved patio, planted borders and BBQ / storage area to the side. Hot tub cabana with tub included in the sale of the property.

Milwich is a pleasant mid Staffordshire village ideally located within easy commuting distance of Stone, Stafford and Uttoxeter and within easy reach of both the M6 and A50.

#### General Information

Services; Mains water, drainage and electricity. Oil fired central heating. There is no mains gas in Milwich

Tenure; Freehold

Council Tax Band

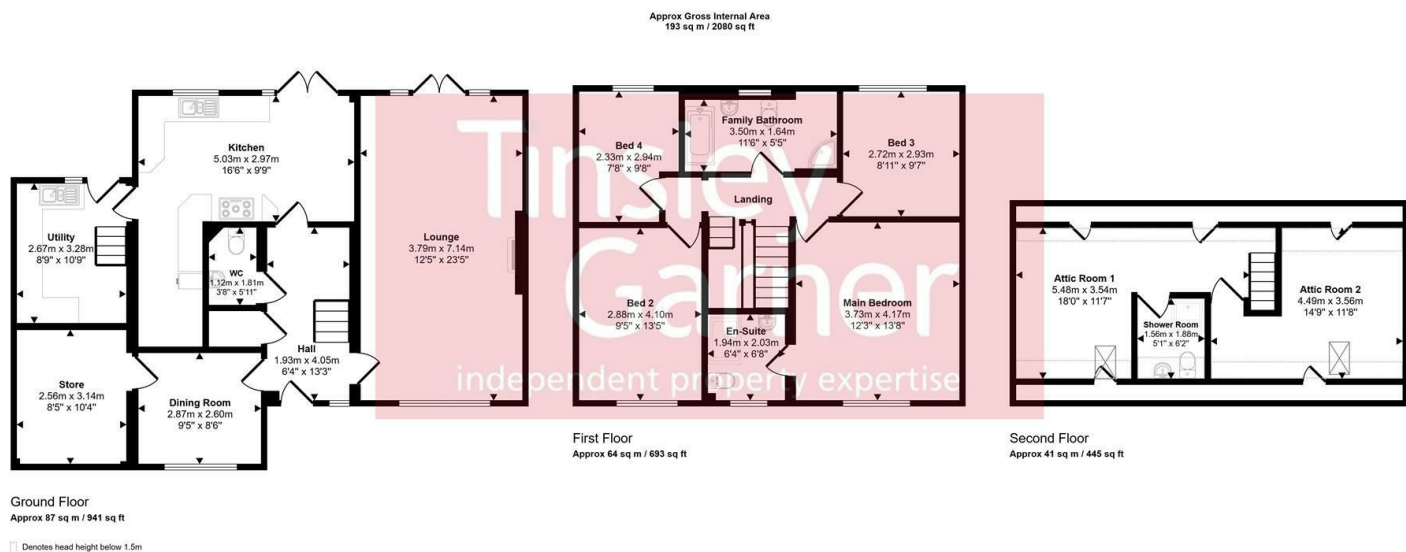
Viewing by appointment

For sale by private treaty, subject to contract.  
Vacant possession on completion.









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		
	64	73
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	55	69
England & Wales		
	EU Directive 2002/91/EC	