

FOR SALE



60 The Uplands, Great Haywood, Stafford
Offers In Region Of £95,000


MARTIN & CO

- SET IN VILLAGE LOCATION
- NO CHAIN
- TWO BEDROOMS
- FIRST FLOOR FLAT
- LOW SERVICE CHARGE
- PRIVATE REAR GARDEN

We are pleased to welcome to the market this well-proportioned, first floor, two-bedroom maisonette with rare private rear garden set in the sought after village of Great Haywood which has easy access to the Shugborough Estate, Cannock Chase, Stafford and Stone. This is an opportunity not to be missed!

HALLWAY Accessed via a secure intercom system, the hallway gives access to all rooms and the loft space.

BATHROOM 4' 8" x 7' 7" (1.42m x 2.31m) The bathroom features a white suite of W.C, sink unit and panelled bath with shower attachment and obscured glass window to the rear.

LIVING ROOM 18' 7" x 9' 7" (5.66m x 2.92m) Two uPVC double glazed windows to the front aspect, gas fire and surround, radiator and large cupboard housing the water cylinder.



BEDROOM ONE 12' 4" x 10' 7" (3.76m x 3.23m) uPVC double glazed window to the rear and radiator.

BEDROOM TWO 7' 7" x 9' 8" (2.31m x 2.95m) uPVC double glazed window to the front aspect and radiator.

KITCHEN 8' 10" x 7' 7" (2.69m x 2.31m) White wall and base units, stainless steel sink and drainer, partially tiled walls, uPVC double glazed windows to the rear aspect and a radiator. There is space and plumbing for a washer and space for a fridge/freezer and freestanding cooker.

GARDEN – Accessed via a side gate is a private, generous sized low-maintenance garden with patio and grass area and fenced borders.

Council Tax Band - A
 Service Charge - £39 per month
 Ground Rent - £10 per annum TBC
 Tenure - Leasehold
 Term - 102 Years remaining



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Approximate total area⁽¹⁾
 488.86 ft²
 45.42 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

OSRAFFE 360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.