



Helping *you* move



Beechcroft, Newport Road, Haughton, ST18 9HD

A fantastic opportunity to purchase a spacious and well designed Three Bedroom Bungalow, located in the lovely village of Haughton with convenient access to Stafford and its mainline Station. At the heart of the home is a large Kitchen that flows beautifully into an attractive Conservatory. Externally there is an integral Garage and Ample Parking together with a low maintenance Rear Garden.

**Offers in the Region of
£450,000**

Beechcroft, Newport Road, Haughton, ST18 9HB

Overview

- Spacious Detached Bungalow
- Three Double Bedrooms
- Entrance Hall
- Kitchen
- Conservatory
- Lounge
- Large Separate W.C. Bathroom
- Good Sized Frontage
- Plenty of Parking
- Low Maintenance Rear Gardens
- Council Tax Band E
- EPC Rating – D



BRIEF DESCRIPTION

An excellent opportunity to purchase a spacious and thoughtfully designed Bungalow, located in a charming village with convenient access to Stafford. The property offers well-planned accommodation, beginning with a welcoming Entrance Hall that leads to a generous Cloakroom/WC. At the heart of the home is a large Kitchen that flows beautifully into an attractive Conservatory - ideal for entertaining or relaxing. There is a spacious Lounge, Three comfortable Double Bedrooms, a particularly large and well appointed Bathroom, and the additional benefit of a wide integral Garage accessed directly from the property.

LOCATION

Haughton is a small village where there are shops, pubs, fish & chip shop & a primary school providing the local amenities that you need, Within the village there is a church and a village hall where frequent activities are held for the local community. Haughton is famed for its breathtaking Christmas lights and the community's dedication to charitable endeavours. Slightly further afield you will find the village of Eccleshall & the County Town of Stafford where there are larger amenities & links to both the M6 motorway & mainline rail links.



Your **Local** Property Experts
01952 820 239



USEFUL INFORMATION: TO VIEW THIS PROPERTY: Please contact our Newport Office, 30 High Street, Newport, TF10 7AQ or call us on 01952 820239. Email: Newport@barbers-online.co.uk

SERVICES: We are advised that all mains services are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

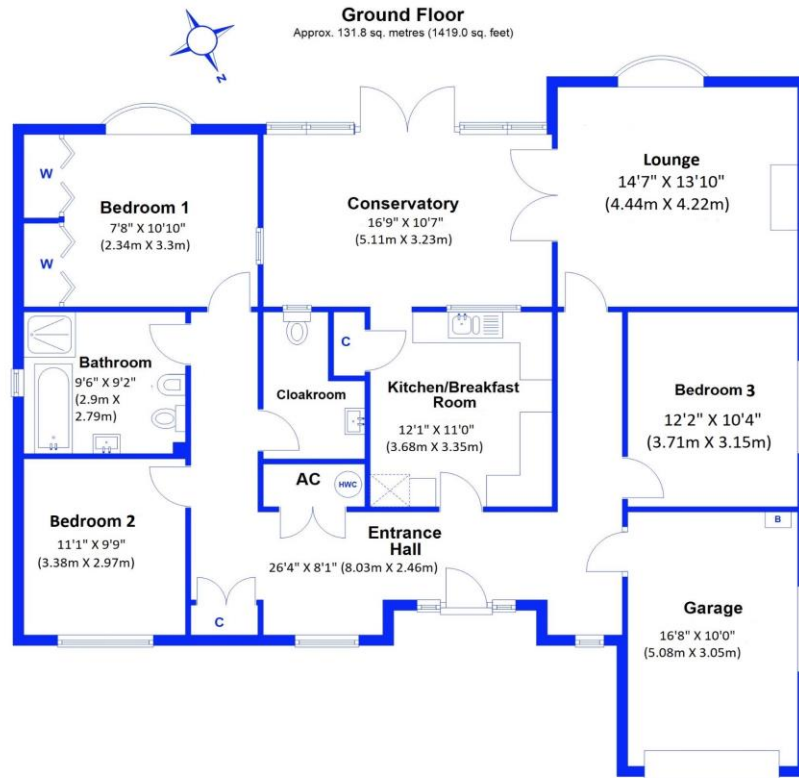
LOCAL AUTHORITY: Stafford Borough Council, Riverside, Civic Centre, Stafford ST16 3AQ



DIRECTIONS: From Newport take the A518 in the direction of Gnosall/Stafford. Carry on through Gnosall until you reach the village of Haughton, go past The Shropshire Public House and continue along this road for approximately quarter of a mile where the property will be located on the right hand side.

PROPERTY INFORMATION: We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

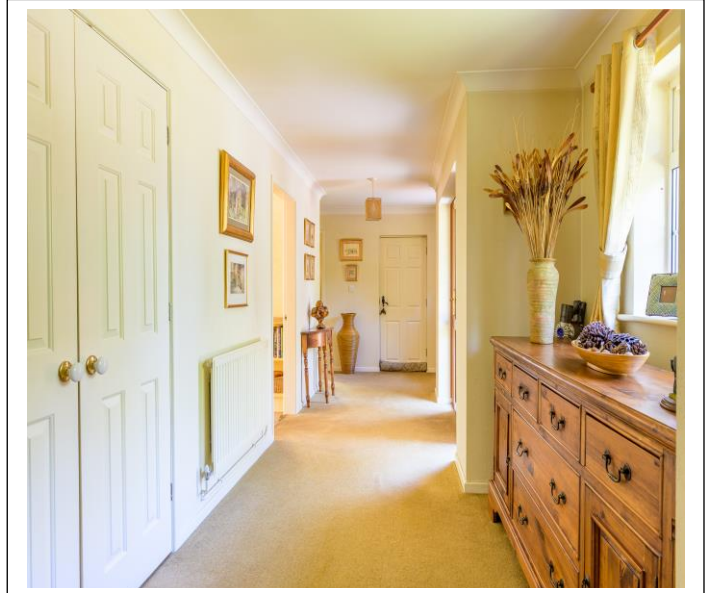
AML REGULATIONS: We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.



Total area: approx. 131.8 sq. metres (1419.0 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Estate Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

Beech Croft, Newport Road, Haughton, Stafford



Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 820 239

30 High Street, Newport, TF10 7AQ

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Barbers

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.