

**FOR SALE BY PRIVATE TREATY**

**A DETACHED COUNTRY BUNGALOW FOR  
IMPROVEMENT AND REFURBISHMENT**

**The Cliftons, Shutt Heath  
Haughton, Stafford, ST18 9JN**



**Offers in the region of £350,000**

The property is situated in open countryside yet with good access to the village of Haughton (1 mile) with roads to Stafford and the M6 to the east, and to Telford in the west.

The bungalow was constructed in the 1960's and now requires refurbishment and possible extension within its plot. The use of a dormer could create a first floor with additional bedroom accommodation subject to necessary Planning Permission. Local village facilities are available and Haughton.

The property was constructed subject to a Planning Condition requiring the occupant to be a person employed or last employed in agriculture.

There are pleasant lawned areas surrounding the bungalow and an adjacent pond, the whole extending to in excess of 0.6 acres.

## DESCRIPTION

The accommodation comprises:- Front door to **Hallway** and corridor giving access to **Living Room** with stone fireplace with door off to **Conservatory** overlooking the garden.



**Dining Room 3.6m x 3.2m**

**Kitchen 5.9m x 3.6m** with tiled floor and fitted storage units with worktop rear door off to lean-to including coal store and w.c.



**Main Bedroom 5.5m x 5.2m**



**Bedroom 2 2.97m x 3.68m** with range of fitted wardrobes

**Bathroom 2.43m x 2.32m** with paneled bath, wash hand basin and w.c.

Attached to the property and approached from the **Kitchen** is the garage with up and over door.

**Garage 6.6m x 3.3m**

Outside the property is approached through double gates to a parking area. Surrounding the bungalow are lawned gardens with shrubs and flower beds.



### **DIRECTIONS**

The property is best placed from the village of Haughton by turning into Station Road which should be followed for approximately  $\frac{3}{4}$  mile and The Clifton will be found on the left-hand side.

### **SERVICES**

Mains water and electricity are connected to the property. Drainage is to a septic tank. Central heating is oil fired and radiator distributed.

### **TENURE AND POSSESSION**

The property is freehold with vacant possession available.

### **LOCAL AUTHORITY**

Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ.

### **COUNCIL TAX BAND –**

The Cliftons, Station Road, Haughton, Stafford has a Council Tax Band of D.

## EPC for The Cliftons, Shutt Heath, Haughton, Stafford

### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C		
55-68	D		
39-54	E	40   E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

### VIEWING

Strictly by appointment through the agents Hinson Parry & Co, Diamond Way, Stone Business Park, Stone, Staffordshire, ST15 0SD Tel: 01782 713444/01785 850866 email: [info@hinsonparry.co.uk](mailto:info@hinsonparry.co.uk) website [www.hinsonparry.co.uk](http://www.hinsonparry.co.uk)

### **PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS**

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