



£220,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: A

Huntington Cannock

Stafford Road Huntington
Cannock Staffordshire



3



2



1

Opportunities like this are as rare as Hens Teeth! Situated in an ever popular and convenient location with only being a hop, skip and a jump from the notorious area of outstanding natural beauty known as Cannock Chase, town centre and hospital, train station and the McArthurGlen designer outlet. Walking distance to local shops and schooling as well as been on a bus route to Cannock, Stafford & Rugeley.

This semi detached property would make a great home, having vacant possession and no upward chain, ready to put your own stamp on it. Externally there is an enviable plot with not only a pleasant rear garden but an additional side garden with ample parking and a carport. Internally there is an entrance hall, ground floor wet room, breakfast kitchen, dual aspect living room and a conservatory. The first floor lay's host to three good size bedrooms and a separate WC. Call to book your viewing now!

- Great Opportunity With Vacant Possession
- Generous Plot With Additional Side Garden
- Three Bedrooms & Ground Floor Shower
- Handy For Town Centre & The Chase
- Popular Local Schooling & Amenities
- Superb Commuting Links

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Entrance Hall

Being accessed through an entrance door and having vinyl flooring, radiator and stairs leading to the first floor accommodation.

Living Room 17' 8" x 10' 11" (5.38m x 3.32m)

A dual aspect living room having a decorative brick surround with inset gas fire, radiator and double glazed windows to both the front and rear elevation.

Kitchen 14' 1" x 11' 3" max, 8' 3" min (4.29m x 3.44m max, 2.52m min)

Having a range of units extending to base and eye level and fitted work surfaces having an inset sink unit with tiled splashbacks. Space for cooker, fridge/freezer and dining table and chairs. Useful storage cupboard, radiator, two double glazed windows to the rear elevation and door to:



Conservatory 9' 11" x 6' 2" (3.03m x 1.89m)

Having space for a washing machine, tiled floor and double glazed windows and doors leading to the rear garden.



You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk

Wet Room 8' 11" x 6' 4" (2.71m x 1.92m)

The smart wet room includes a shower area with fitted shower, pedestal wash basin and low level WC. Radiator and window to the side elevation.

First Floor Landing

A spacious galleried landing with a useful storage cupboard and window to the front elevation.

Bedroom One 13' 4" x 9' 11" (4.07m x 3.02m)

Having fitted wardrobes, radiator and double glazed window to the rear elevation.

Bedroom Two 11' 4" x 9' 7" (3.46m x 2.93m)

Having a radiator and double glazed window to the rear elevation.

Bedroom Three 9' 11" x 7' 5" (3.03m x 2.25m)

Having a radiator and double glazed window to the front elevation.

Separate WC

Having a pedestal wash hand basin, low level WC and double glazed window to the front elevation.

Outside - Front

A driveway provides ample off-road parking and leads to the carport. There is a further lawned garden with a variety of beds having plants and shrubs. A timber gate leads to:

Outside - Rear

The good-sized, well manicured rear garden includes a patio seating area, raised composite decking area and the remainder of the garden is mainly laid to lawn with a variety of beds having plants and shrubs. There is space for a garden shed and the garden is enclosed by panel fencing.



GROUND FLOOR
500 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	81 D	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk