



£290,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: C

Shoal Hill, Cannock

Kilmorie Road Shoal Hill,
Cannock Staffordshire



Situated in the popular Shoal Hill Location offering excellent school catchments, ideal for major transport links but also offers easy access to Cannock Chase and Shoal Hill Common an area of outstanding natural beauty!

In brief, this superbly presented semi-detached dormer bungalow consists of a well presented kitchen, spacious living room, inner lobby leading to a ground floor bedroom, ground floor shower room and a study which opens onto the delightful, landscaped rear garden. To the first floor there are two further double bedrooms. In addition the exterior is host to the carport and the driveway which provides ample off road parking.

- Semi Detached Dormer Bungalow
- Three Bedrooms & A Shower Room
- Superb Rear Garden & Ample Driveway
- Near To Cannock Chase
- Great For Town Centre
- Desirable Shoal Hill Location

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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Entrance

The property entrance is to the side elevation having double glazed French doors leading through into the Kitchen.

Kitchen 15' 5" x 7' 1" (4.70m x 2.15m)

Fitted with a range of wall, base & drawer units with work surfaces over incorporating an inset sink with drainer & matching mixer tap, and appliances which include a fitted electric oven, four-ring gas hob with a contemporary style extraction canopy above, with spaces available to accommodate a freestanding fridge/freezer and a washing machine. The room also benefits from ceramic tiled splashbacks, ceramic tiled flooring, glazed display cabinets, a radiator, a double glazed window to the front elevation, and double glazed French doors to the side providing entrance access from the Carport.



Living Room 20' 3" x 10' 10" (6.17m x 3.31m) (maximum measurements)

A spacious & bright reception room which features a living flame gas fire set within a decorative surround, and having ceiling coving, dado rail, wood effect flooring, radiator, and a double glazed window to the front elevation.



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Inner Hallway

Having an access point to the loft space, vinyl flooring, and internal door(s) off, providing access to;

Bedroom One 16' 8" x 7' 10" (5.07m x 2.39m)

A spacious double bedroom having ceiling coving, vinyl flooring, and a double glazed window to the rear elevation.

Shower Room 7' 2" x 5' 5" (2.19m x 1.65m)

Fitted with a suite comprising of a low-level WC, a vanity style wash hand basin with chrome mixer tap & storage beneath, and a tiled shower cubicle housing a mains-fed mixer shower. The room also benefits from having ceiling spotlights, a chrome towel radiator, ceramic tiled walls, ceramic tiled flooring, and a double glazed window to the side elevation.

Study/Vestibule 11' 6" x 8' 6" (3.50m x 2.60m)

A useful room currently being utilised as a study, having vinyl flooring, door to built-in storage cupboard, radiator, stairs off, rising to the First Floor Landing & accommodation, and double glazed French doors providing views and opening out to the landscaped rear garden.

First Floor Landing

Having a built-in cupboard, radiator, and internal door(s) off, providing access to;

Bedroom Two 13' 2" x 11' 5" (4.02m x 3.48m)

A second double bedroom having ceiling coving, radiator, and a double glazed window to the rear elevation.

Bedroom Three 12' 8" x 11' 7" (3.85m x 3.54m)

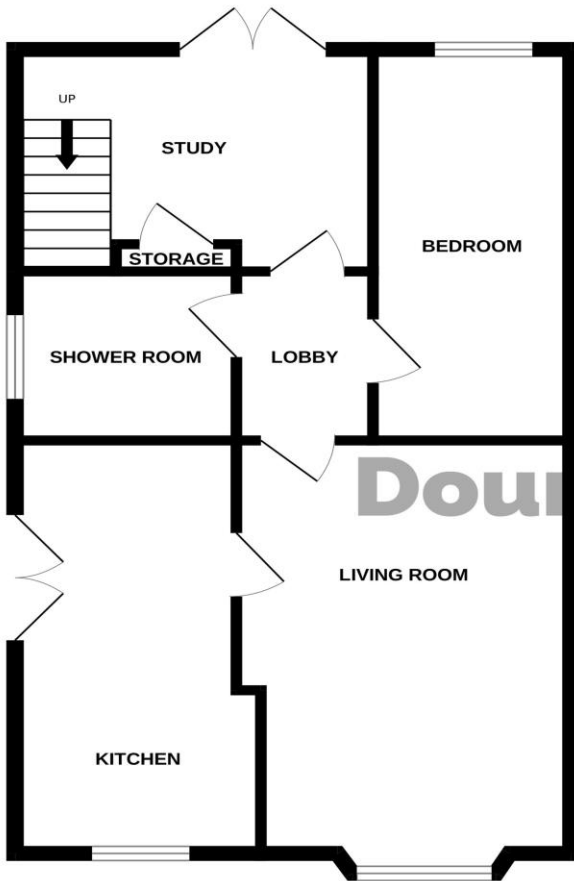
A third double bedroom, having ceiling coving, radiator, and a double glazed window to the front elevation.

Externally

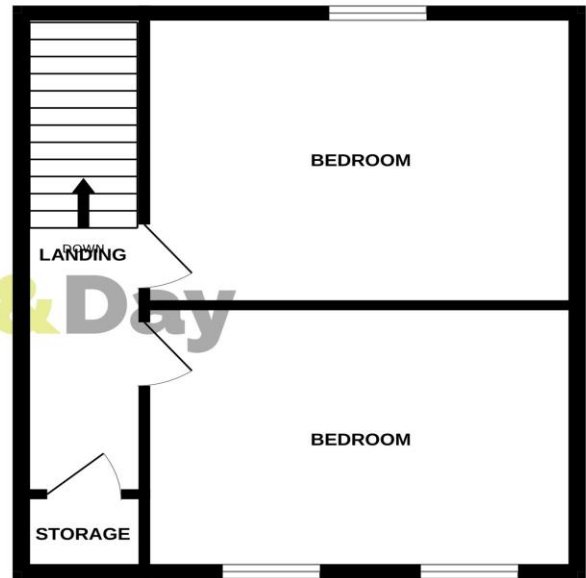
The property is approached over a block paved driveway with decorative blue brick borders, extending to the both the front and side of the property where there is a Carport to the full length of the property and gated access to the beautifully presented & enclosed landscaped rear garden which features a paved patio and further timber decked seating/outdoor entertaining areas, a low maintenance artificial lawned garden area with decorative gravelled borders and is enclosed by panelled fencing.



GROUND FLOOR



1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(15-28)		
G	(1-14)		
Very energy inefficient - highest running costs			
			83
		59	
England & Wales		EU Directive 2002/91/EC	
		www.epcrea.com	

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.
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