



FALCON CLOSE, CANNOCK



### Entrance Hallway

Enter the property via a composite/double glazed door to the side aspect and having an obscured, floor to ceiling uPVC/double glazed window also to the side aspect having, a ceiling light point, carpet tiled flooring, wooden doors opening to the kitchen, a cupboard with plumbing for a washing machine and an additional storage cupboard and a wooden/glazed door opening to the lounge/diner.

### Lounge/Diner

**20' 10" x 10' 11" (6.35m x 3.32m)**

Having a uPVC/double glazed bow window to the front aspect, two ceiling light points, a central heating radiator, carpeted flooring, a brick-built chimney breast, a feature wall which has wooden panelling and shelving, an electric fire, a serving hatch, a television aerial point and a wooden door opening to the inner hall.

### Kitchen

**7' 9" x 6' 11" (2.36m x 2.11m)**

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, a stainless steel sink with a mixer tap fitted and a drainer unit, tiled splashbacks, a built-under electric oven with an electric hob and a stainless steel/glass chimney style extraction unit over and a glass splashback behind, space for an under-counter appliance, a serving hatch opening to the lounge/diner and luxury vinyl flooring.

### Inner Hall

Having a ceiling light point, carpeted flooring and wooden doors opening to the bathroom and both bedrooms.



**Bedroom One****17' 2" x 7' 11" (5.23m x 2.41m)**

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

**Bedroom Two****12' 2" x 8' 7" (3.71m x 2.61m)**

Having two uPVC/double glazed windows to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring, a built-in wardrobe and uPVC/double glazed French doors to the rear aspect opening to the garden.

**Bathroom**

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a chrome-finished central heating towel rail, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, partly tiled walls, luxury vinyl flooring and a P-shaped bath with a mixer tap fitted, a shower over and a curved, glass shower screen installed.

**Outside****Garage**

Having an up and over door to the front aspect opening to the driveway.

**Front**

Having a block-paved driveway suitable for parking multiple vehicles, access to the garage, a lawn, courtesy lighting, various shrubs and bushes and access to the rear of the property via a wooden side gate.

**Rear**

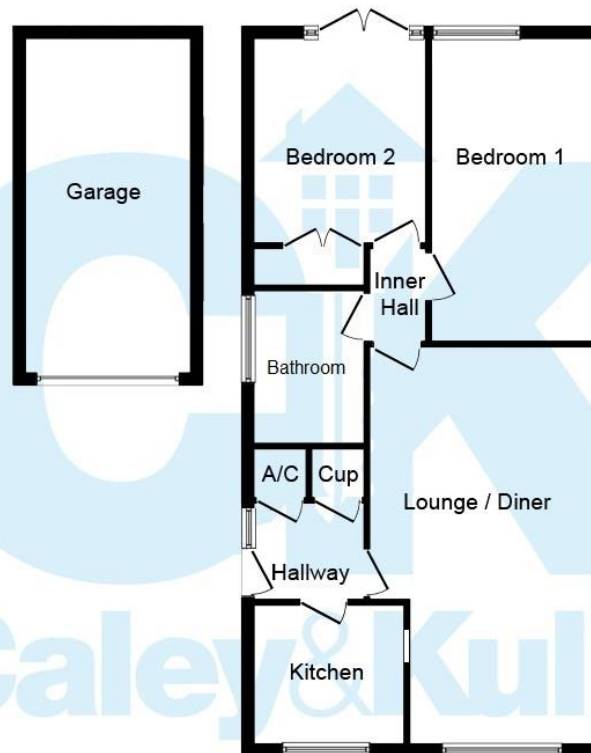
Being mainly lawn and having a patio area, various trees, shrubs and bushes and access to the front of the property via a wooden side gate.







\* Offered with no upward chain \*



Please note; this floorplan is for illustration purposes only and may not be a true reflection of the property's layout nor is this plan drawn to scale.

To view this property please contact Caley & Kulin on:

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**View this property online [candk.co.uk](http://candk.co.uk)**

**Council Tax Band:** C

**EPC Rating:** C

**Tenure:** Freehold

**Version:** CK664/001



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