





## Ground Floor

### Entrance Hall

Enter the property via a composite/double glazed front door and having a ceiling light point, tiled flooring, a carpeted stairway to the first floor and a door opening to the lounge.

### Lounge

**10' 6" x 11' 0" (3.20m x 3.35m)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring, a television aerial point and a door opening to the kitchen/diner.

### Kitchen/Diner

**16' 8" max x 14' 1" (5.08m max x 4.29m)**

Being a fitted kitchen with a range of wall, base and drawer cabinets with laminate worksurface over and having a uPVC/double glazed window to the side aspect fitted, ceiling spotlights, a central heating radiator, a one and a half bowl stainless steel sink with a mixer tap and a drainer unit, tiled splashbacks, a built-under electric oven with an electric hob and a chimney style extraction hood over, space for an upright fridge/freezer, wooden flooring, a wooden door opening to a storage cupboard, a door opening to the downstairs WC and uPVC/double glazed French doors to the rear aspect opening to the garden.

### Downstairs WC

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a WC, a wash hand basin with a mixer tap fitted, wooden flooring, the central heating boiler and a wall cabinet.



## First Floor

### Landing

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

### Bedroom One

**10' 6" x 14' 1" (3.20m x 4.29m)**

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

### Bedroom Two

**13' 3" x 7' 0" (4.04m x 2.13m)**

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

### Bathroom

**10' 5" x 6' 6" (3.17m x 1.98m)**

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

## Outside

### Front

Having a gravel driveway, a brick wall and courtesy lighting.

### Rear

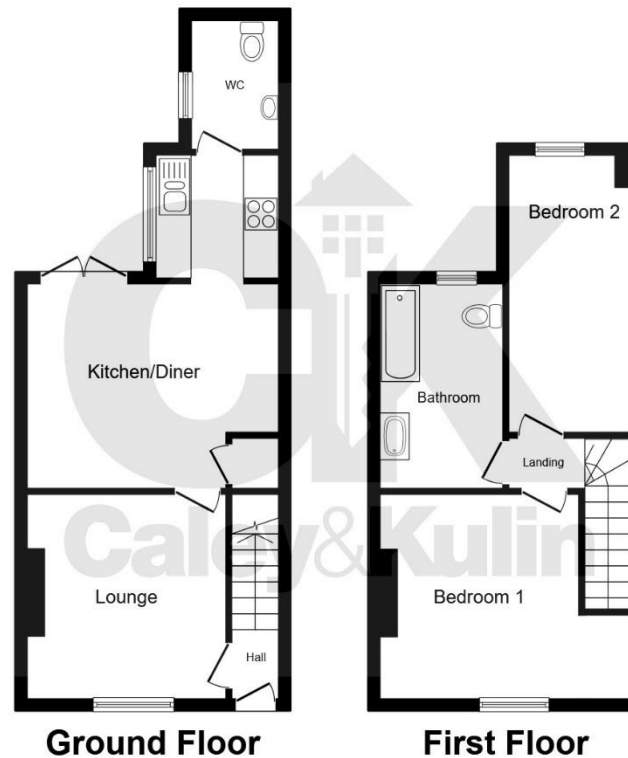
A tiered garden which has gravel areas retained by wooden sleepers, a large lawn, a wooden shed, security lighting and various shrubs and bushes.







\* An immaculately presented property located in a very desirable area and offered with no upward chain \*



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**Cannock:** 01543 396880 **Stafford:** 01785 559880

**Wolverhampton:** 01902 953923

**E-mail:** [info@candk.co.uk](mailto:info@candk.co.uk)

Staffordshire House, Clay Street, Penkridge, Stafford, ST19 5AF

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**Council Tax Band:** B

**EPC Rating:** C

**Tenure:** Freehold

**Version:** CK1862/001



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