





Ground Floor

Entrance Hall

Enter via a composite/partly double glazed front door and having a ceiling light point, a central heating radiator, vinyl flooring, a carpeted stairway leading to the first floor and a door opening to the kitchen/dining area of the open plan lounge/kitchen/diner.

Open Plan Lounge/Kitchen/Diner 22' 0" x 12' 2" (6.70m x 3.71m)

Kitchen/Dining Area

Being open plan to the lounge and having a range of fitted wall, base and drawer units with laminate work surface over and matching upstands, a uPVC/double glazed window to the front aspect, a ceiling light point, a one and a half bowl stainless steel sink with a mixer tap fitted and a drainer unit, an electric built-under oven with a four burner gas hob and an integrated extraction unit over, plumbing for a washing machine and a dishwasher, space for additional appliances and vinyl flooring.

Lounge

Having a ceiling light point, two central heating radiators, carpeted flooring, a door opening to the downstairs WC and uPVC/double glazed French doors to the rear aspect opening to the garden.

Downstairs WC

Having a WC, a wash hand basin with a tiled splashback, a central heating radiator, a ceiling light point and vinyl flooring.



First Floor

Landing

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

Bedroom One

7' 8" x 12' 2" (2.34m x 3.71m)

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

Bedroom Two

7' 9" x 12' 2" (2.36m x 3.71m)

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

Bathroom

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin with a mixer tap fitted, partly tiled walls, vinyl flooring and a bath with a mixer tap fitted, a thermostatic shower over and a glass shower screen installed.

Outside

Front

Having block paved parking for two vehicles, a storm porch over the front entrance, a decorative gravel area, courtesy lighting and a cold-water tap.

Rear

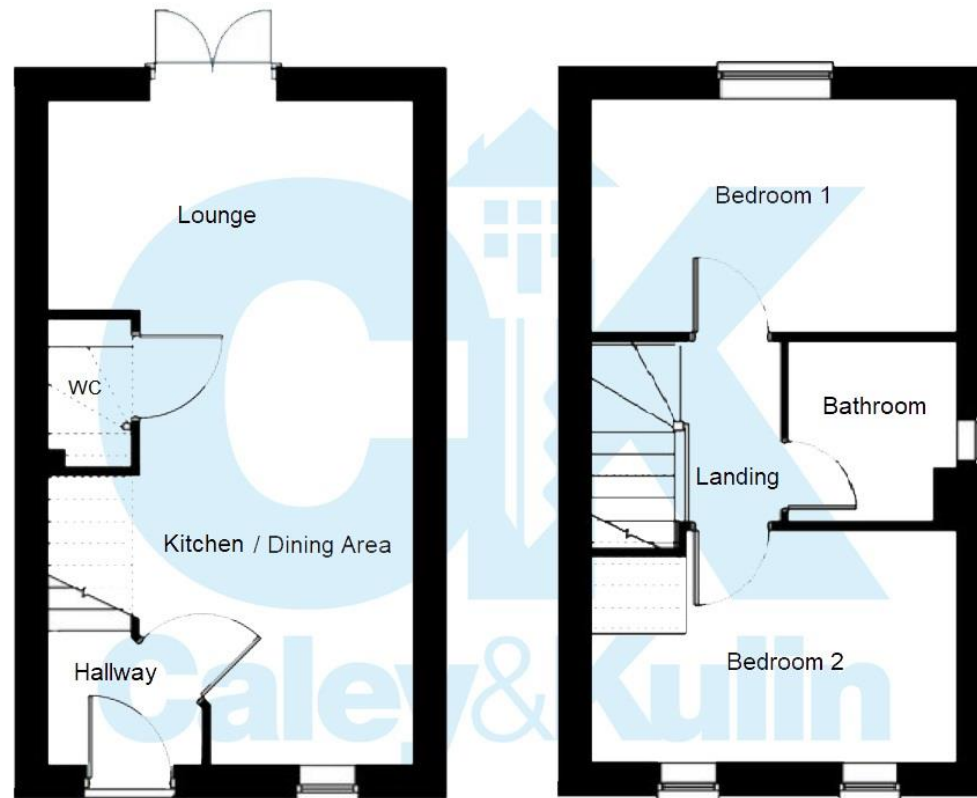
Having a patio dining area, a lawn and security lighting.







* A beautifully presented family home located on a very desirable residential estate and 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:

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

Wolverhampton: 01902 953923

E-mail: info@candk.co.uk

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

View this property online candk.co.uk

Council Tax Band: B

EPC Rating: B

Tenure: Freehold

Version: CK1799/001



Find us on facebook

facebook.com/candk.co.uk



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

See all our properties at www.candk.co.uk | www.rightmove.co.uk

