





Ground Floor

Entrance Porch

Enter via a composite/partly double glazed front door and having carpeted flooring and a door opening to the hall.

Entrance Hall

Enter the property via a composite/partly double-glazed front door and having a covered ceiling with a ceiling light point, a central heating radiator, a carpeted stairway to the first floor, laminate flooring and doors opening to the lounge and the kitchen/dining/family room.

Lounge

12' 3" x 11' 1" (3.73m x 3.38m)

Having a uPVC/double glazed walk-in bay window to the front aspect, a coved ceiling with a ceiling light point, carpeted flooring, an under-stairway alcove and a television aerial point.

Open plan kitchen/dining/family room

Kitchen/Dining

12' 9" x 15' 5" (3.88m x 4.70m)

Being fitted with a range of handle-less wall, base and drawer units with granite worksurface over and matching upstands and having a uPVC/double glazed window to the rear aspect, ceiling spotlights, a vertical central heating radiator, an under mounted, one and a half bowl sink with drainer grooves inset into the quartz worktop and a mixer tap fitted, two built-under, electric ovens with an induction hob and stainless steel/glass, chimney style extraction unit over and a full height granite splashback behind, laminate flooring, an integrated dishwasher, space for an upright fridge and freezer and a door opening to the garage/utility.

Family Room

11' 4" x 12' 5" (3.45m x 3.78m)

Being open plan to the kitchen and having ceiling spotlights, a central heating radiator, laminate flooring, an island with power and breakfast bar seating and uPVC/double glazed French doors to the rear aspect opening to the garden and having full height windows each side.

Guest WC

Accessed via the garage and having a WC, a ceiling light point and tiled flooring.

First Floor

Landing

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, access to the loft space, carpeted flooring and doors opening to the three bedrooms and the family bathroom.

Bedroom One

8' 7" x 11' 5" (2.61m x 3.48m)

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

Bedroom Two

9' 10" x 9' 1" (2.99m x 2.77m)

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

Bedroom Three

6' 8" x 5' 10" (2.03m x 1.78m)

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

Bathroom

Having an obscured window to the rear aspect, a ceiling light point, a chrome-finished central heating towel rail, a WC, a wash hand basin with a mixer tap fitted, vinyl flooring and a bath with a mixer tap fitted, a thermostatic shower over and a glass shower screen installed.

Outside

Front

Having a block-paved driveway which is suitable for parking multiple vehicles, a decorative gravel area retained by a low-level wall and access to the integral garage/utility.

Garage/Utility

An integral garage, which has power, lighting, double doors to the front aspect, doors opening to the guest WC and a store room and a door to the rear aspect giving access to the garden.

Rear

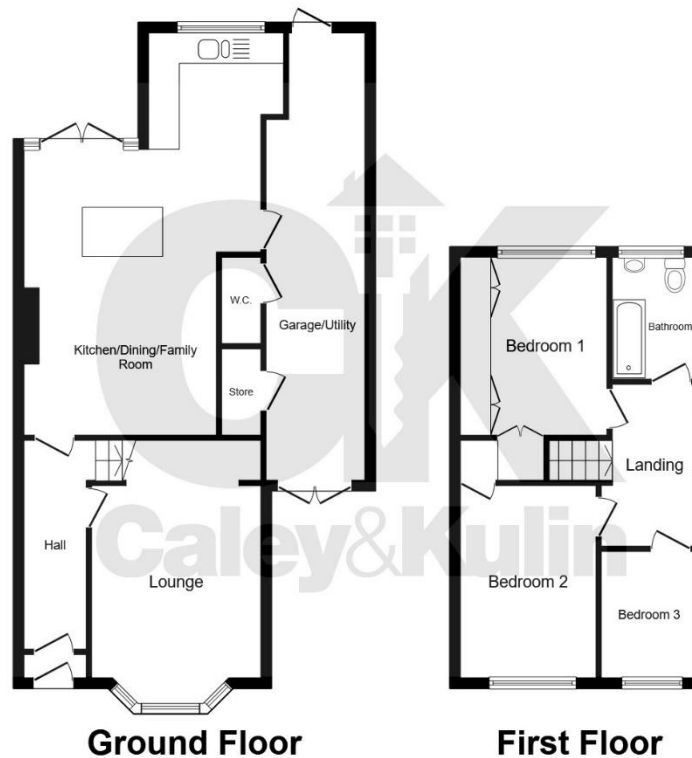
A huge garden which has a rural outlook, a patio area, steps up to a large lawn and a decked dining area, a decorative gravel area, various trees, shrubs and bushes, courtesy lighting, a cold-water tap and access to the rear aspect of the integral garage.







* An immaculately presented family home located in a very desirable area and having a huge rear garden with a rural outlook *



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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: D

EPC Rating: E

Tenure: Freehold

Version: CK1735/001



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

