



# FOUR CROSSES LANE, FOUR CROSSES, CANNOCK, WS11 1RT

FOR SALE  
£325,000



## Ground Floor

### Entrance Porch

Enter via a composite/double glazed front door and having an obscured uPVC/double glazed window to the front aspect, wall lighting, a storage cupboard, Karndean flooring and a door opening to the hall.

### Hall

Enter the property via a timber/double glazed front door and having a ceiling light point, Karndean flooring, a carpeted stairway to the first floor which has a timber and glass balustrade, an under-stairway storage cupboard and doors opening to the lounge and the kitchen/breakfast room.

### Lounge

**18' 7" x 12' 3" (5.66m x 3.73m)**

Having a uPVC/double glazed window to the front aspect, ceiling spotlights, a central heating radiator, an open fireplace with a log burner installed, carpeted flooring, a television aerial point and sliding patio doors to the rear aspect opening to the conservatory.

### Conservatory

**10' 2" x 13' 9" (3.10m x 4.19m)**

Being constructed from a low-level brick wall and uPVC/double glazed windows to the side and rear aspects and having a ceiling light point with a fan, tiled flooring and a uPVC/double glazed door to the side aspect opening to the rear garden.

### Kitchen/Breakfast Room

**11' 11" x 14' 5" (3.63m x 4.39m)**

Being fitted with a range of gloss-finished wall, base and drawer units with laminate worksurface over and matching splashbacks and having a uPVC/double glazed window to the rear aspect, ceiling spotlights, a vertical central heating radiator, a composite sink with a mixer tap fitted and a drainer unit, an electric, double oven integrated in a tall cabinet, an induction hob with a stainless steel/glass chimney style extraction unit over and a glass splashback behind, an integrated dishwasher, an integrated fridge, space for an under-counter fridge or freezer, a breakfast bar seating area, tiled flooring and a door opening to the inner hall.

### Inner Hall

Having a ceiling light point, tiled flooring, doors opening to the shower room, utility and integral garage and a uPVC/double glazed door to the rear aspect opening to the garden.

### Downstairs Shower Room

Having an obscured uPVC/double glazed window to the rear aspect, ceiling spotlights, a WC, a wash hand basin with a mixer tap fitted, a chrome-finished central heating towel rail, tiled flooring and a glass shower cubicle with an electric shower installed.

### Utility

Having plumbing for a washing machine and tiled flooring.

## First Floor

### Landing

Having a uPVC/double glazed window to the front aspect, a ceiling light point, access to the loft space, carpeted flooring, an airing cupboard and doors to the four bedrooms, the family bathroom and the WC.

### Bedroom One

**11' 9" max x 12' 3" (3.58m max x 3.73m)**

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

**11' 9" x 12' 3" (3.58m x 3.73m)**

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

### Bedroom Three

**11' 3" x 8' 9" (3.43m x 2.66m)**

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

### Bedroom Four

**7' 2" x 12' 3" (2.18m x 3.73m)**

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

### Family Bathroom

Having an obscured uPVC/double glazed window to the front aspect, ceiling spotlights, a central heating towel rail, a wash hand basin, partly tiled walls, laminate flooring and a bath with a mixer tap fitted, a thermostatic shower over and a glass shower screen installed.

### WC

Having a WC, a ceiling light point, a central heating radiator, fully tiled walls and tiled flooring.

## Outside

### Front

Having a large block-paved driveway suitable for parking multiple vehicles, a low-level brick wall with double, low-level wrought iron gates, a decorative gravel area, courtesy lighting and access to the integral garage.

### Garage

**13' 7" x 9' 0" (4.14m x 2.74m)**

An integral garage, which has power, lighting and double doors to the front aspect.

### Rear

A large and private garden, which has a large patio dining area, a lawn, security lighting, a cold-water tap and various trees, shrubs and bushes.

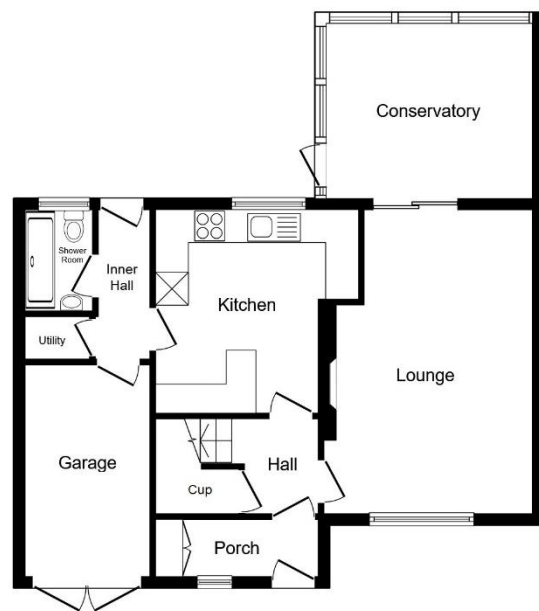




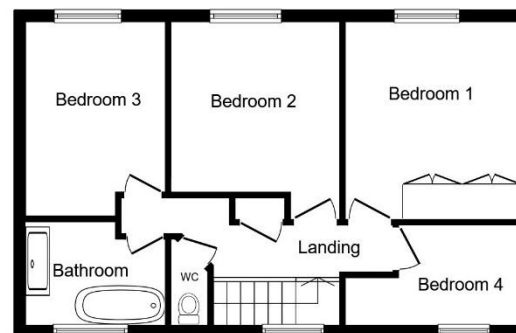




\* A spacious, immaculately presented, four-bedroom family home located in a very desirable area \*



**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not 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](mailto:info@candk.co.uk)

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

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

**Council Tax Band:** C

**EPC Rating:** E

**Tenure:** Freehold

**Version:** CK1789/001



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