



FOXFIELDS WAY, HUNTINGTON, CANNOCK, WS12 4TA

FOR SALE
£340,000



Ground Floor

Entrance Hallway

Enter the property via a uPVC/double glazed front door and having two uPVC/double glazed windows also to the front aspect, a coved ceiling with ceiling spotlights, a central heating radiator, laminate flooring, a carpeted spindle stairway to the first floor, the central heating thermostat and doors opening to the lounge, the dining room, the kitchen, the downstairs WC and a storage cupboard.

Lounge

11' 11" x 14' 8" (3.64m x 4.46m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, laminate flooring and a feature media wall which is finished with slate tiling and has a television aerial point.

Dining Room

14' 1"max x 8' 8"max (4.30m max x 2.63m max)

Having a uPVC/double glazed walk-in bay window to the front aspect with a Venetian blind fitted, a coved ceiling with a ceiling light point, a central heating radiator and laminate flooring.

Kitchen

15' 0" x 8' 7" (4.56m x 2.61m)

Being fitted with a range of gloss finished wall, base, tall and drawer units with laminate worksurface over and matching upstands and having a uPVC/double glazed window to the rear aspect with a roller blind fitted, a ceiling light point, a vertical central heating radiator, a sink with a mixer tap fitted and a drainer unit, an electric oven integrated in a tall cabinet, an induction hob with a stainless steel and glass chimney style extraction unit over, an integrated dishwasher, an integrated washing machine, space for an American style fridge/freezer, laminate flooring and a uPVC/double glazed door to the rear aspect opening to the garden.

Downstairs WC

Having a WC, a wash hand basin with a mixer tap fitted and under-sink storage, a feature, reclaimed wood 3D tiled wall and matching splashback behind the wash hand basin, tiled flooring, ceiling spotlights, a chrome finished central heating towel rail and an extraction unit.

First Floor

Landing

Having a coved ceiling with ceiling spotlights, access to the loft space, which is part boarded, an airing cupboard, carpeted flooring and doors to the four bedrooms and the family bathroom.

Bedroom One

11' 8" x 13' 1" (3.55m x 3.99m)

Having three uPVC/double glazed windows to the front aspect each with a Venetian blind fitted, a coved ceiling with a ceiling light point, a central heating radiator, carpeted flooring, a built-in wardrobe and a door to the en-suite shower room.

En-suite Shower Room

Having an obscured uPVC/double glazed window to the side aspect with a Venetian blind fitted, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, a central heating towel rail, a ceiling light point, tiled flooring, fully tiled walls, a shaver point, an extraction unit and a double glass shower cubicle with a double-headed thermostatic shower installed.

Bedroom Two

10' 5" x 8' 7" (3.17m x 2.62m)

Having a uPVC/double glazed window to the rear aspect with a Roman blind fitted, a ceiling light point, a central heating radiator, carpeted flooring and a built-in storage cupboard.

Bedroom Three

10' 4" x 8' 8" (3.15m x 2.63m)

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

Bedroom Four

7' 5" x 8' 7" (2.26m x 2.62m)

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

Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect with a roller blind fitted, a ceiling light point, a central heating towel rail, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, partly tiled walls, tiled flooring, an extraction unit and a freestanding, oval bath with a floor-mounted mixer tap fitted which has a hand-held shower head.

Outside

Garage

17' 0" x 8' 9" (5.18m x 2.66m)

Having power, lighting and an up and over door.

Front

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

Rear

Having a patio area, a pathway leading to a second patio area, a lawn, an electrical point, a cold-water tap, security lighting, various trees, shrubs and bushes and access to the front of the property via a wooden side gate.

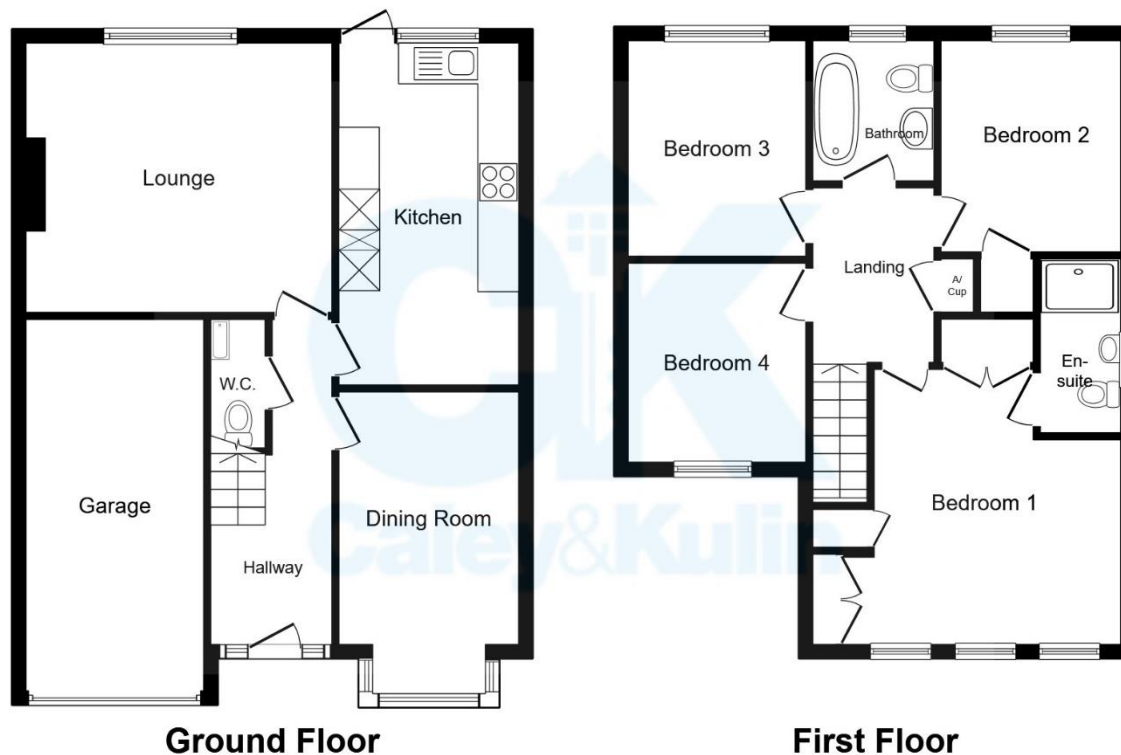








* An immaculately presented, four-bedroom, detached home located in a very desirable area *



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: C

EPC Rating: D

Tenure: Freehold

Version: CK1173/001



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

