





Ground Floor

Entrance Hall

Enter the property via a uPVC/ double-glazed sliding patio door to the side aspect which is located under the carport and having ceiling spotlights, a vertical column central heating radiator, grey slate flooring, oak wooden doors to the downstairs WC and the utility room and uPVC/double glazed sliding patio doors to the kitchen area of the open plan lounge/kitchen and dining room.

Utility Room

Having two uPVC/double glazed windows one to the front aspect and one to the side aspect, a ceiling light point, grey slate flooring, plumbing for a washing machine, the central heating boiler, space for drying and laminate work surface

Downstairs WC

Having an obscured uPVC/double glazed window to the rear aspect, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, a ceiling light point, oak detailing and grey slate flooring.

Open plan Kitchen/Lounge

Kitchen

14' 1" x 12' 8" (4.29m x 3.86m)

Being fitted with a range of gloss white base and drawer cabinets with black laminate work surface over and having a uPVC/double glazed window to the front aspect, a column central heating radiator, ceiling light points, grey slate flooring, a double sink with a mixer tap fitted, a built-under electric oven, a four burner gas hob with a chimney style extraction unit over and glass splashback behind, plumbing for a dishwasher, space for a freestanding, upright fridge/freezer, a central island with solid oak work surface over breakfast bar seating to two sides and additional drawer cabinets, a carpeted stairway to the first floor, a door opening to an under-stairway storage cupboard and a partly glazed door to the front aspect.

A double-sided fireplace with a double-sided log burner separates the kitchen area from the

Lounge/Dining area

14' 3" x 16' 0" (4.34m x 4.87m)

Being open plan to the kitchen and having two column central heating radiators, three ceiling light points, a television aerial point, grey slate flooring, two Velux roof windows to the rear aspect and large uPVC/double glazed sliding patio doors to the rear aspect opening to the west facing garden.

First Floor

Landing

Having two ceiling light points, oak wooden flooring, a built-in storage cupboard and oak wooden doors opening to the four bedrooms and the family shower room.

Bedroom One

16' 4" x 13' 11" (4.97m x 4.24m)

A generous master bedroom, having two uPVC/double glazed windows one to the front aspect one and one to the side aspect, a ceiling light point, a column central heating radiator, access to the loft space of side extension, oak wooden flooring and an oak wooden door opening to the en-suite bathroom.

En-suite Bathroom

A large en-suite having an obscured uPVC/double glazed window to the rear aspect, ceiling spotlights, a column central heating radiator, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, oak wooden flooring, oak detailing, a bath with a mixer tap fitted and a walk-in shower with a thermostatic shower installed.

Bedroom Two

10' 11" x 9' 9" (3.32m x 2.97m)

A good size double bedroom, having a uPVC/double glazed window to the front aspect, a ceiling light point, a column central heating radiator, a built-in wardrobe and oak wooden flooring.

Bedroom Three

9' 11" x 9' 9" (3.02m x 2.97m)

A good size double bedroom having a uPVC/double glazed window to the rear aspect, a ceiling light point, a column central heating radiator and oak wooden flooring.

Bedroom Four

9' 7" x 6' 0" (2.92m x 1.83m)

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

Shower Room

Having an obscured uPVC/double glazed window to the front aspect, a ceiling light point, a chrome-finished central heating towel rail, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, fully tiled walls, oak wooden flooring, oak detailing, a large built-in airing cupboard and a shower cubicle with an electric shower installed.

Outside

Front

Situated on a large corner plot and having a flagged driveway suitable for parking multiple vehicles, a carport providing covered access, two large lawns, various plants, shrubs, trees and bushes and access to the garage.

Garage

Having power, lighting, double doors to the front aspect opening to the carport and a glazed door to the side aspect opening to the rear garden.

Rear

Being mainly lawn and having a stone flagged patio area, two brick-built outbuildings, a door to the rear aspect of the garage and various plants, shrubs and bushes.

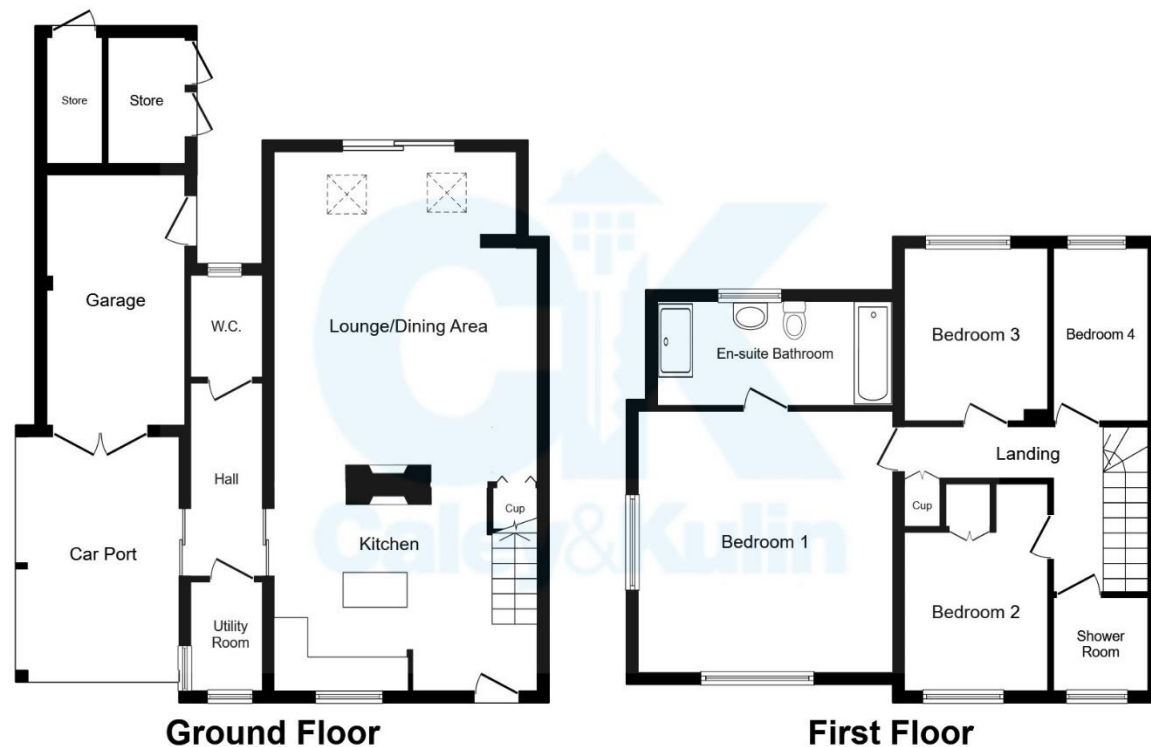








* An immaculately presented family home located in a very desirable area *



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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: D

Tenure: Freehold

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