



FOR SALE
£205,000

PILLATON DRIVE, HUNTINGTON, CANNOCK, WS12 4UU



Ground Floor

Entrance Hallway

Enter via a composite/partly double glazed front door and having a ceiling light point, a central heating radiator, a coved ceiling, laminate flooring, carpeted stairs to the first floor and a door to the lounge.

Lounge

13' 9" x 10' 3" (4.19m x 3.12m)

Having a uPVC/double glazed window to the front aspect fitted with venetian blinds, a ceiling light point, laminate flooring, a central heating radiator, fitted entertainment units, a coved ceiling, an understairs cupboard and a door to the dining kitchen.

Dining Kitchen

8' 3" x 13' 4" (2.51m x 4.06m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over. Having a uPVC/double glazed window to the rear aspect, a set of uPVC/double glazed French doors also to the rear aspect allowing access to the garden, ceiling spotlights, a central heating radiator, laminate flooring, partly tiled walls, a one bowl sink with a drainer and a mixer spray tap and a range of integrated appliances which include an electric double oven, an induction hob, an extraction hood, an upright fridge/freezer, a dishwasher and a washing machine.



First Floor

Landing

Having a ceiling light point, carpeted flooring and doors to three bedrooms and the bathroom.

Bedroom One

11' 5" x 10' 9" max (3.48m x 3.27m max)

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

Bedroom Two

10' 8" x 10' 9" max (3.25m x 3.27m max)

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

Bedroom Three

8' 3" x 7' 11" (2.51m x 2.41m)

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

Bathroom

Having a uPVC/obscure double glazed window to the front aspect fitted with venetian blinds, a ceiling light point, a central heating radiator, a WC, a wash hand basin, vinyl flooring, partly tiled walls, an airing cupboard and a bath with an electric shower over shower over.

Outside

Front

Overlooking the green and having a tarmac driveway which is suitable for multiple cars and gated access to the rear garden.

Rear

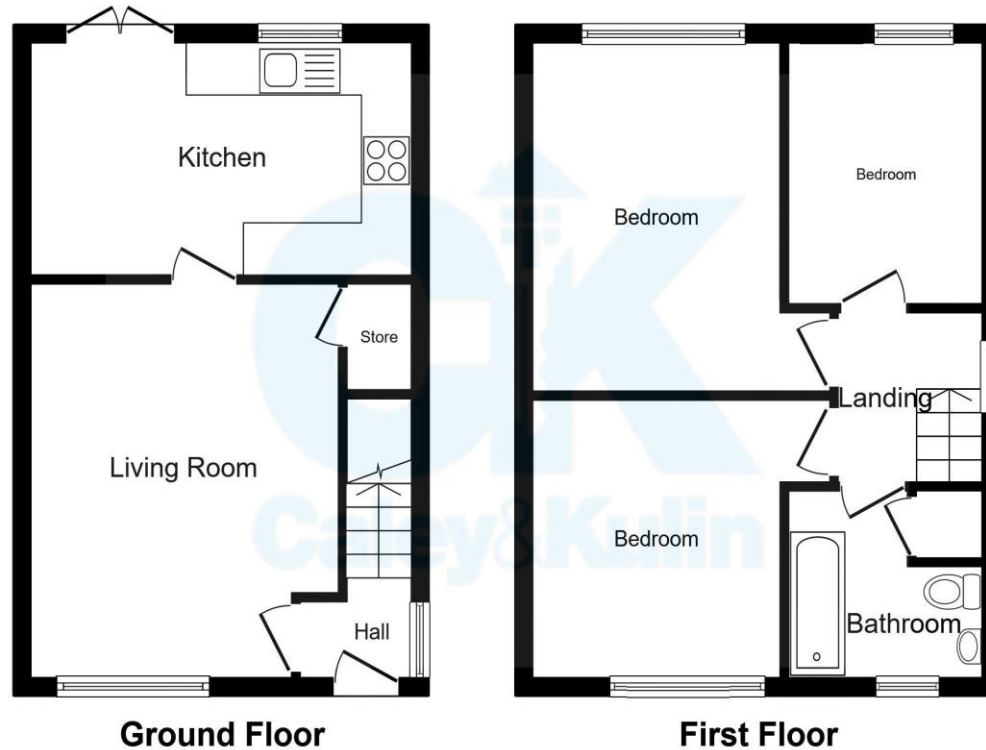
Being lawn with a gravel seating area. Also having a wooden shed, planted borders, an outside cold-water tap and gated access to the front.







* Immaculately presented and 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.

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EPC Rating: Awaited
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Version: CK1757/001

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