





Ground Floor

Entrance Hallway

Enter the property via a uPVC/double glazed front door and having two ceiling light points, two central heating radiators, carpeted flooring, a carpeted, open-rise stairway to the first floor, double glazed doors opening to the lounge and the reception room/bedroom four and wooden doors opening to the kitchen and the downstairs WC.

Lounge

15' 7" x 17' 7" (4.75m x 5.36m)

Having two ceiling light points, wall lighting, two central heating radiators, an electric fire with a fireplace surround, carpeted flooring, a television aerial point, an archway to the dining room and uPVC/double glazed French doors to the rear aspect opening to the garden with uPVC/double glazed windows each side.

Dining Room

11' 6" x 9' 5" (3.50m x 2.87m)

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

Reception Room/Bedroom Four

16' 3" x 7' 10" (4.95m x 2.39m)

Having two uPVC/double glazed windows one to the side aspect and a bay window to the front aspect, two ceiling light points, a central heating radiator, carpeted flooring, a uPVC/double glazed door to the side aspect and a fitted office area which includes: base cabinets, a drawer cabinet, wall cabinet, shelving cabinets, desktops which have slide-out keyboard trays and a ceiling plinth which has recessed spotlights.

Kitchen

11' 0" x 9' 5" (3.35m x 2.87m)

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed bay window to the front aspect with a vertical blind fitted, a coved ceiling with a ceiling light point, a one and a half bowl sink with a mixer tap fitted and a drainer unit, tiled splashbacks, an electric double oven integrated in a tall cabinet, a four-burner gas hob with an integrated extraction unit over, an integrated dishwasher, an integrated, under-counter fridge, tiled flooring and a door opening to the utility room.

Utility Room

Having wall units, laminate worksurface, two ceiling light points, a central heating radiator, plumbing for a washing machine, space for an under-counter freezer, tiled flooring and uPVC/double glazed doors opening to both the front and the rear aspects.

Downstairs WC

Having an obscured uPVC/double glazed window to the front aspect with a roller blind fitted, a WC, a wash hand basin with a mixer tap fitted, laminate flooring, a ceiling light point and a central heating radiator.

First Floor

Landing

Having a ceiling light point, carpeted flooring and doors opening to the three bedrooms and the shower room.

Bedroom One

14' 2" x 7' 11" (4.31m x 2.41m)

Having a uPVC/double glazed window to the rear aspect with a vertical blind fitted, ceiling spotlights, a central heating radiator, carpeted flooring, a built-in wardrobe with double doors and a door to the en-suite shower room.

En-suite Shower Room

Having a WC, a wash hand basin with a mixer tap fitted, a central heating radiator, a ceiling light point, vinyl flooring and a glass shower cubicle with an electric shower installed.

Bedroom Two

14' 11" x 9' 6" (4.54m x 2.89m)

Having a uPVC/double glazed window to the front aspect, ceiling spotlights, a central heating radiator, carpeted flooring, a door to a storage cupboard and a range of fitted bedroom furniture which includes: wardrobes, base storage cabinets, wall mounted storage cabinets with recessed spotlights installed, a dressing table and bedside tables.

Bedroom Three

11' 1" x 9' 1" (3.38m x 2.77m)

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

Shower Room

Having an obscured uPVC/double glazed window to the rear aspect with a vertical blind fitted, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, a central heating radiator, two ceiling light points, partly tiled walls, vinyl flooring and a glass shower cubicle with a thermostatic shower installed.

Outside

Front

Having a large, block-paved driveway suitable for parking multiple vehicles, a low-level brick wall, courtesy lighting, various plants, shrubs and bushes and access to the rear of the property via a wrought iron side gate.

Rear

Being a large and beautifully landscaped garden, which has a block-paved patio dining area, a lawn, borders which are planted with various plants, shrubs and bushes, a cold-water tap and access to the front of the property via a wrought iron side gate.



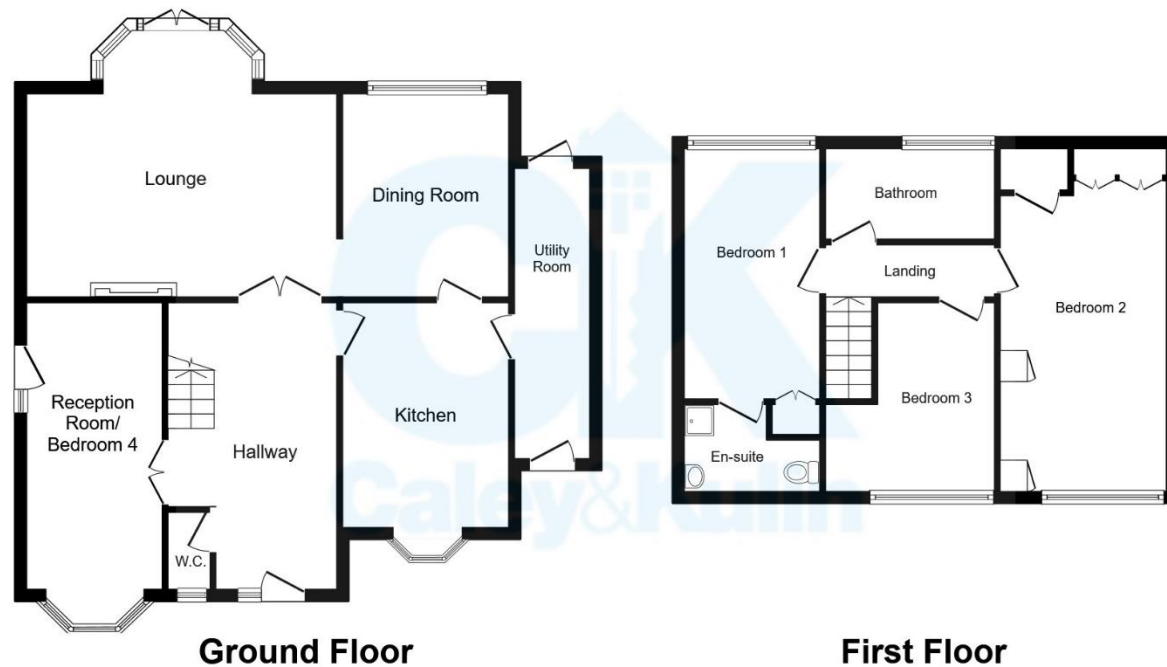








* A spacious, three-bedroom, detached family home located in a very desirable area *



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: E

EPC Rating: D

Tenure: Freehold

Version: CK1434/002



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

