

Ground Floor

Entrance Hall

Enter via a composite/partly double glazed front door and having a central heating radiator with a decorative cover fitted, two ceiling light points, tiled flooring, a carpeted spindle stairway leading to the first floor and doors opening to the kitchen/diner and the guest WC.

Kitchen/Diner

12' 6" x 14' 10" (3.81m x 4.52m)

Being fitted with a range of gloss-finished, handle-less wall, base and drawer units with laminate work surface over and having a uPVC/double glazed window to the rear aspect, two ceiling light point, a central heating radiator with a decorative cover fitted, a built-under electric oven with four burner gas hob and an angled extraction unit over and a glass splashback behind, a one and a half bowl stainless steel sink with a mixer tap fitted and a drainer unit, an integrated dishwasher, plumbing for a washing machine, an integrated, upright fridge/freezer, a television aerial point, tiled flooring and uPVC/double glazed French doors to the rear aspect opening to the garden..

Downstairs WC

Having an obscured uPVC/double glazed window to the side aspect, a WC, a wash hand basin, a ceiling light point, a central heating radiator, an extraction unit and tiled flooring.

First Floor

Landing

Having two uPVC/double glazed windows one to the front aspect and one to the side aspect, two ceiling light points, a central heating radiator, carpeted flooring, an airing cupboard and doors opening to bedroom three and the shower room.

Lounge

13' 5" x 14' 10" (4.09m x 4.52m)

Having a uPVC/double glazed French door to the rear aspect with full height windows each side, fitted with integrated blinds and a wrought-iron, Juliette balcony, a ceiling light point, a central heating radiator, laminate flooring and a television aerial point.

Bedroom Three

10' 4" x 8' 0" (3.15m x 2.44m)

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

Shower Room

Having ceiling spotlights, a central heating towel rail, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, laminate flooring, an extraction unit and a glass shower cubicle with a thermostatic shower installed.

Second Floor

Landing

Having a uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, carpeted flooring, an airing cupboard, access to the loft space and doors opening to bedrooms one, two and four.

Bedroom One

16' 0" x 11' 3" (4.87m x 3.43m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, laminate flooring, two television aerial points and a door opening to the walk-in wardrobe.

Walk-in Wardrobe

Originally an en-suite shower room so retains plumbing, currently being used as a walk-in wardrobe and having an obscured uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, an extraction unit and carpeted flooring.

Bedroom Two

13' 5" x 8' 4" (4.09m x 2.54m)

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

Bedroom Four

10' 0" x 6' 4" (3.05m x 1.93m)

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

Outside

Front

Having parking for multiple cars via both the tarmac and block-paved driveway, a storm porch over the front entrance, courtesy lighting access to the garage and access to the rear of the property via a wooden side gate.

Garage

Having power, lighting and an up and over door.

Rear

A large garden which has a lawn, two decked areas, a decorative slate-chipped area, courtesy lighting, a cold-water tap, various trees shrubs and bushes and access to the front of the property via a wooden side gate.

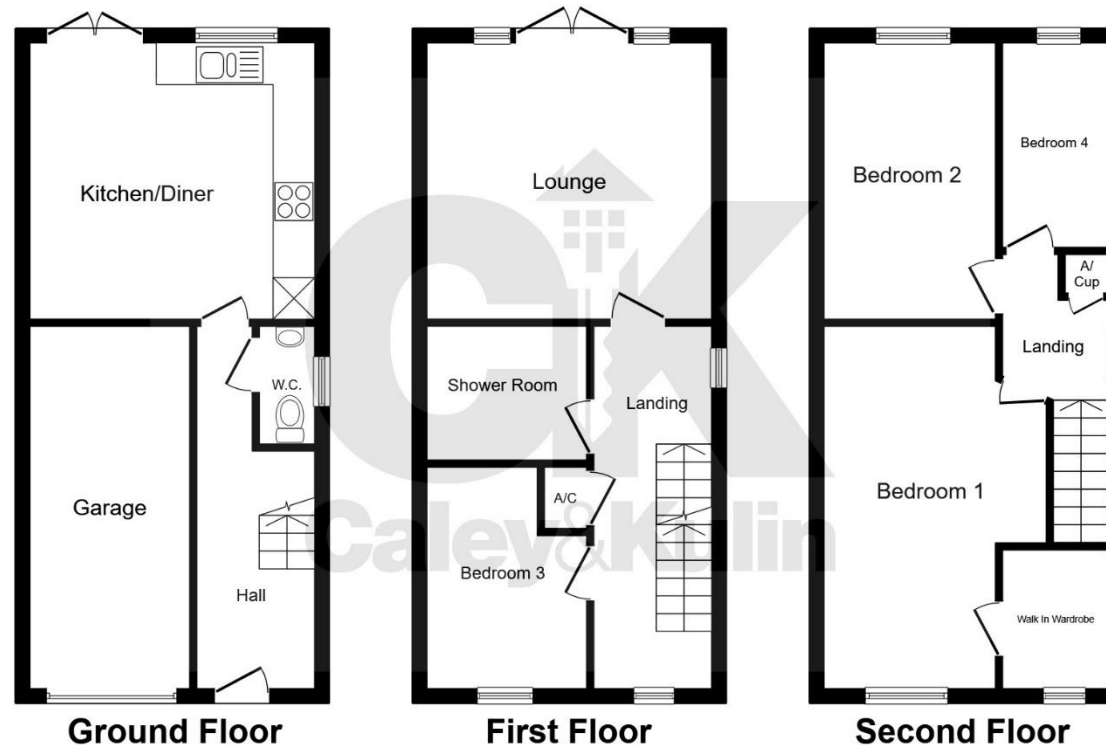








* An immaculately presented family home, built over three storeys and located on a very desirable residential estate *



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: D

EPC Rating: C

Tenure: Freehold

Version: CK1818/002



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

