



flint & co

flintandco.com 01543 624400

Cannock office: Telephone: 01543 62 44 00 E-mail: info@flintandco.com



**22 Hatherton Croft, Cannock, Staffordshire, WS11 1LD**

**£390,000**

A spacious four bedroom detached family home ideally located in the highly popular and sought after residential area of Shoal Hill Cannock. The property itself is nicely positioned in a cul de sac. Within the surrounding area there are local amenities, public transport routes and good school catchment for Primary and secondary schools, also with great motorway links including M6 and M6 Toll with the Mcarthurglen outlet also close by.

In brief the the accommodation comprises of : Through hallway, dining room, lounge, kitchen, utility, guest cloakroom, master bedroom with en suite, three further bedroom, family bathroom, new boiler fitted April 2024, a well manicured garden to the rear, a larger than average garage and a driveway to fore.

\*\*\*\*VIEWING RECOMMENDED\*\*\*\*IDEAL FAMILY HOME\*\*\*\*\*DESIRABLE AREA\*\*\*\*





### Through hallway

Having two ceiling light points, power point, radiator, storage cupboard/cloakroom, stairs off to first floor and doors to:

### Guest cloakroom

A suite comprises of: Low level WC, wall mounted wash hand basin with tiled splash back, a radiator and an obscured window to the front.

### Dining room

11'9" x 11'7" (3.58m" x 3.53m")

Having a ceiling light point, power points, radiator and a double glazed bay window to the front.

### Lounge

17' max x 11'10" (5.18m max x 3.61m")

Having two ceiling light points, power points, two radiators, feature wooden fireplace with marble effect inset and hearth housing a gas fire and and double glazed patio doors to the rear.

### Kitchen

13'6" x 9'4" (4.11m" x 2.84m")

Having a range of wall mounted and base units with roll top work surfaces over incorporating a steel sink and drainer, space for a fridge freezer, built in gas hob and oven with extractor hood over, partial wall tiling, a ceiling light point, power points, radiator, a double glazed window to the rear and archway to the utility room.

### Utility room

7'5" x 6'5" (2.26m" x 1.96m")

Having base units with roll top work surface incorporating a steel sink and drainer, there is plumbing for a washing machine, partial wall tiling, a ceiling light Point, power points a door to the rear garden and a door into the garage.

### First floor landing

Having a ceiling light point, airing cupboard a double glazed window to the side and doors to:

### Master bedroom

12'10" into bay x 12'1" (3.91m" into bay x 3.68m")

Having a ceiling light point, power points, radiator, fitted wardrobes and dressing table, feature window seat and a double glazed bay window to the front.

### Ensuite

A suite comprises of: low level WC, pedestal wash hand basin, shower enclosed in a cubicle, ceiling light point, extractor fan, partial wall tiling and a double glazed obscured window to the side.

### Bedroom two

11'8" x 9'11" (3.56m" x 3.02m")

Having a ceiling light point, power points, radiator, fitted wardrobes and a double glazed window to the rear.

### Bedroom three

10' x 7'2" (3.05m x 2.18m")

Having a ceiling light point, power points, radiator and a double glazed window to the rear.

### Bedroom four

9'10" x 6'8" (3.00m" x 2.03m")

Having a ceiling light point, power points, radiator and a double glazed window to the front.

### Family bathroom

A suite comprises of: Low level WC, pedestal wash and basin, bath, ceiling light point, partially tiled walls, extractor fan, radiator and a double glazed obscured window to the side.

### Garage

21'11" x 7'9" (6.68m" x 2.36m")

Having a wooden opening doors, power points and a ceiling light point.

### Outside

There is a driveway to the fore and a lawn area with shrubs. The rear garden is very well maintained rear garden which is mainly laid to lawn with flower and shrub borders.



### Council tax band: E Tenure: Freehold

Agents note: Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested.

All dimension are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>		60	(55-68) <b>D</b>		
(39-54) <b>E</b>			(55-68) <b>D</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

