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**flint & co**

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**Client Approval**

I/We have checked these Sales Particulars and find them to be an accurate reflection of the property & any fixtures & fittings included. I/We will provide details should any material changes take place in the future.

Signed.....

Signed.....

Dated.....



**33 Cannock Wood Street, Cannock, WS12 0PN**

**£349,950 Freehold**



| 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) A                                 |                         |           | (92 plus) A   |                         |           |
| (81-91) B                                   |                         |           | (81-91) B   |                         |           |
| (69-80) C                                   |                         |           | (69-80) C   |                         |           |
| (55-68) D                                   |                         |           | (55-68) D   |                         |           |
| (39-54) E                                   |                         |           | (39-54) E   |                         |           |
| (21-38) F                                   |                         |           | (21-38) F   |                         |           |
| (1-20) G                                    |                         |           | (1-20) G  |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

A very deceptively spacious five bedroom semi detached house ideally located in the popular village of Hazleslade, beautifully positioned with access to a nature reserve and views over the lake. This property must be viewed to fully appreciate size and quality of property along with stunning views to appreciate all year round. In brief the accommodation comprises of: Through hallway, lounge, separate dining room, conservatory, guest cloakroom, utility room, generous sized family kitchen, master bedroom with ensuite, four further bedrooms, family bathroom with jet bath and jet shower, driveway to the front, rear garden with access to nature reserve and a garage.

\*\*\*\*\*VIEWING ESSENTIAL TO APPRECIATE SIZE AND LOCATION\*\*\*\*\*IDEAL FAMILY HOME\*\*\*\*\*

**Points of Interest**

- A STUNNING 5 BEDROOM FAMILY HOME
- LOUNGE
- GUEST CLOAK ROOM AND UTILITY ROOM
- MASTER BEDROOM WITH ENSUITE
- REAR GARDEN
- LAKE VIEWS TO THE REAR
- SEPARATE DINING ROOM
- KITCHEN
- FAMILY BATHROOM
- DRIVEWAY AND GARAGE

**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.

Council tax band: B Tenure: Freehold

