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**36 Wrens Croft, Cannock, Staffordshire, WS11 7LD**  
**Offers in the region of £220,000**

A very well presented and improved modern two bedroom semi detached house ideally located in the popular residential area of Heath Hayes and positioned in a cul-de-sac close to shops, McArthurGlen Designer Outlet, amenities, public transport routes and good catchment for schools. The property has been upgraded and well maintained by the current owners and must be viewed to fully appreciate. In brief the accommodation comprises of: Entrance hallway, guest cloakroom, lounge, conservatory, breakfast kitchen, two good sized bedrooms, refitted bathroom, garden to rear, driveway and garage.

\*\*\*\*\*VIEWING IS ESSENTIAL TO APPRECIATE\*\*\*\*\*



### Entrance hallway

Having inset ceiling spot lights, power points, radiator, laminate wood effect flooring stairs off to first floor and doors to:

### Guest cloakroom

A suite comprises of low level WC, pedestal wash hand basin, laminate wood effect flooring, ceiling light point and a double glazed obscured window to the front.

### Lounge

14'7" max 10'2"min x 13'7"max (4.45m" max 3.10m"min x 4.14m"max)

Having a ceiling light point, power points, three radiators, television ariel point, laminate wood effect flooring and double glazed french doors leading into the conservatory.

### Kitchen

12'7" x 6'11" (3.84m" x 2.11m")

Having a range of wall mounted and base units with roll top surfaces over, one and a half sink and drainer, integrated washing machine, integrated fridge freezer, built in gas hob and electric oven with extractor hood over, partial wall tiling, power points, laminate wood effect flooring, breakfast bar, inset ceiling spot lights and a double glazed window to the front.

### Conservatory

13' x 9'1" (3.96m x 2.77m")

Having inset feature spot lights, power points, two radiators, laminate wood effect flooring and double glazed french doors leading to the garden.

### First floor landing

Having ceiling spot lights, loft access and a double glazed window to the side and doors to:

### Master bedroom

11'4" x 10'2" (3.45m" x 3.10m")

Having a ceiling light point, power points, television ariel point, built in wardrobes and two double glazed windows to the front.

### Bedroom two

1'9" x 8'8" (0.53m" x 2.64m")

Having a ceiling light point, power points, radiator, built in wardrobes, airing cupboard and two double glazed windows to the front.

### Refitted bathroom

A newly fitted suite comprises of low level WC, vanity wash hand basin, bath with shower over, extractor fan, complementing low maintenance 'wall panelling' with black diamond effect vinyl tiled flooring.

### Garage

17'6" xz 8'11" (5.33m" xz 2.72m")

Having a steel up and over door, power and lighting. Storage shed area 7'11" x 7'8".

### Outside

To the front of the property there is a driveway, 'Astro turf' frontage with a pathway to a canopied entrance. The rear garden is low maintenance with 'Astro turf' a paved patio area and decked seating area.



### Council tax band: C 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	<b>89</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions (81-91) <b>A</b> (69-80) <b>B</b> (55-68) <b>C</b> (39-54) <b>D</b> (21-38) <b>E</b> (1-20) <b>F</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

