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1 Blake Close, Cannock, WS11 5UB Offers in the region of £230,000

*****GREAT POSITION***** An extended and very well presented spacious 3 bedroom semi detached house positioned on a corner plot overlooking woodland and green space. The property is also ideally located close to shops, amenities, public transport routes and good school catchment. In brief the property details are as follows: Entrance porch, entrance hallway, Kitchen with built in appliances, lounge and separate dining room, master bedroom with En suite shower room, two further bedrooms with built in wardrobes, refitted modern bathroom, garden to rear, block paved driveway to fore and a larger than average garage.

*****NO UPWARD CHAIN*****VIEWING HIGHLY RECOMMENDED*****



Entrance porch

Having tiled flooring and double glazed window to the front and a door into the entrance hallway.

Entrance hallway

Having a ceiling light point, power points, radiator, under stairs storage, stairs off o first floor a door into the kitchen and door into the lounge.

Lounge

13'11" x 12'8" (4.24m" x 3.86m")

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

Dining room

10'9" x 9'9" (3.28m" x 2.97m")

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

Kitchen

10'3" x 6'5" (3.12m" x 1.96m")

Having a range of wall mounted and base units with roll top work surfaces over incorporating a steel sink and drainer, integrated fridge and freezer, built in gas hob and oven with extractor hood over, partially tiled walls a ceiling light point and a double glazed window to the front.

First floor landing

Having a ceiling light point, loft access, power points, radiator, airing cupboard and doors to:

Master bedroom

12'10" max x 10'11" max (3.91m" max x 3.33m" max)

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

Shower room

Having a shower enclosed in a cubicle a ceiling light point, extractor fan and partially tiled walls,

Bedroom two

10' x 8'9" (3.05m x 2.67m")

Having a ceiling light point, power points, radiator, built in wardrobes with mirrored sliding doors and a double glazed window to the rear.

Bedroom three

9'3" x 7'11" (2.82m" x 2.41m")

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

Family bathroom

A suite comprises of : low level WC, pedestal wash hand basin, bath with shower over, extractor fan, heated towel rail, ceiling spot lights, low maintenance panelling to walls and a double glazed obscured window to the rear.

Outside

To the front of the property there is a block paved driveway and lawn area. There is an enclosed rear garden with a block paved patio and decked stairs leading to a decked seating area under a wooden pergola.

Garage

15'3" x 11' (4.65m" x 3

Having an up and over room.



nd door into the dining



1:8000 Clear View Plan

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	85		

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.

