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167 Pye Green Road, Cannock, WS11 5SB
Offers in excess of £155,000

A traditional two bedroom property ideally located close to Cannock Town Centre, with shops, amenities, public transport routes and schools within easy reach. The property offers ample off road parking, a sizable garden and garages to the rear. In brief the accommodation comprises of: Entrance porch, lounge, kitchen, ground floor shower room and WC, utility room, two bedrooms, a refitted family bathroom, garden to rear, ample off road parking and two garages.

*****IDEAL FIRST TIME BUY*****NO UPWARD CHAIN*****



Entrance Porch

Having inset ceiling spot lights and a door to the entrance hallway.

Entrance hallway

Having inset ceiling spot lights, stairs off to first floor and door into the lounge.

Lounge

14'5" x 13'6" (4.39m" x 4.11m")

Having a ceiling light point, power points, radiator, feature fireplace with marble effect inset and hearth housing a living flame gas fire, laminate wood effect flooring, storage cupboard and a double glazed window to the front.



Kitchen

12'1" x 9' (3.68m" x 2.74m)

Having a range of wall mounted and base units with roll top work surfaces over incorporating a sink and drainer, space for fridge freezer, space for cooker, power points, radiator, tiled flooring a double glazed window to the rear and door to the utility.



Utility

10'8" x 7'1" (3.25m" x 2.16m")

Having plumbing for a washing machine and space for a dryer under work top, a ceiling light point, power point and door to WC.

Ground floor wet room

Having a wall mounted sink, radiator and tiled walls.

First floor landing

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

Master bedroom

14'3" max 13'2" min x 10'5" (4.34m" max 4.01m" min x 3.18m")

Having a ceiling light point, power points, radiator, built in wardrobe, laminate wood effect laminate flooring and a double glazed window to the front.



Bedroom two

12'8" x 8'10" (3.86m" x 2.69m")

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



Refitted family bathroom

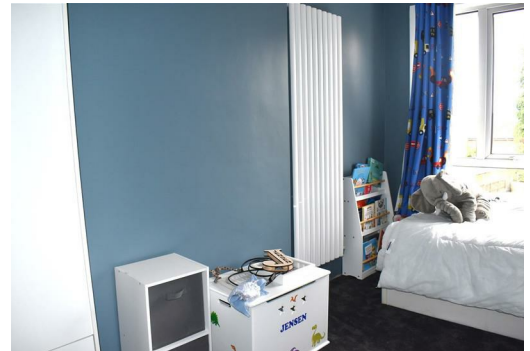
A suite comprises of: Low level WC, vanity wash hand basin, shower enclosed in a cubicle, bath, tiled flooring, tiled walls, inset ceiling spot lights and a double glazed opaque window to the rear.

Outside

To the front of the property there is a slated area and driveway to the side leading to the rear. There is a rear garden with a lawn and decked area.

Garage

Having a steel up and over door, double garage and single garage



Council tax band: A Tenure:

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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (82 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

