

Offers In The Region Of £360,000

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Estate Agents



Dartmouth Road

Cannock, Staffordshire, WS11 1HD

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Jayman offer for sale this fully renovated four bedroom detached property on Dartmouth Road, Cannock.

The property is situated within close proximity to all local schools, a wide variety of amenities, commuter services and transport links.

In brief the property comprises; spacious hallway, lounge, separate dining room, large modern new kitchen with island, WC, four bedrooms and new modern fitted bathroom.

Outside the property benefits from a large garden with new patio.

To the front of the property there is a large block paving driveway for up to three cars.

The property is modern throughout and has been fully refurbished.

Kitchen with island, decorated throughout, new windows, driveway and back patio*.

Viewing is highly recommended to appreciate what this property has to offer.

Large Hallway 14'1" x 3'3" (4.3 x 1.0)

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

Lounge 13'9" x 13'1" (4.2 x 4.0)

Spacious lounge with bay window.

Dining Room 13'1" x 11'5" (4.0 x 3.5)

Spacious dining room or second sitting room.

Kitchen 23'11" x 12'5" (7.3 x 3.8)

New fitted modern kitchen with island, fridge, freezer, dishwasher and washing machine. With door to rear.

WC 6'6". x 4'11" (2.0. x 1.5)

Modern fitted wc

Stairs leading to;

Master Bedroom 12'1" x 9'10" (3.7 x 3.0)

large double bedroom to the front of the property.

Second Bedroom 11'1" x 10'5" (3.4 x 3.2)

Good size double bedroom.

Third Bedroom 8'10" x 8'10" (2.7 x 2.7)

Fourth Bedroom 8'10" x 6'10" (2.7 x 2.1)

Bathroom 6'2" x 5'10" (1.9 x 1.8)

New fitted modern suite with shower over bath, wc, hand basin and heated towell rail.

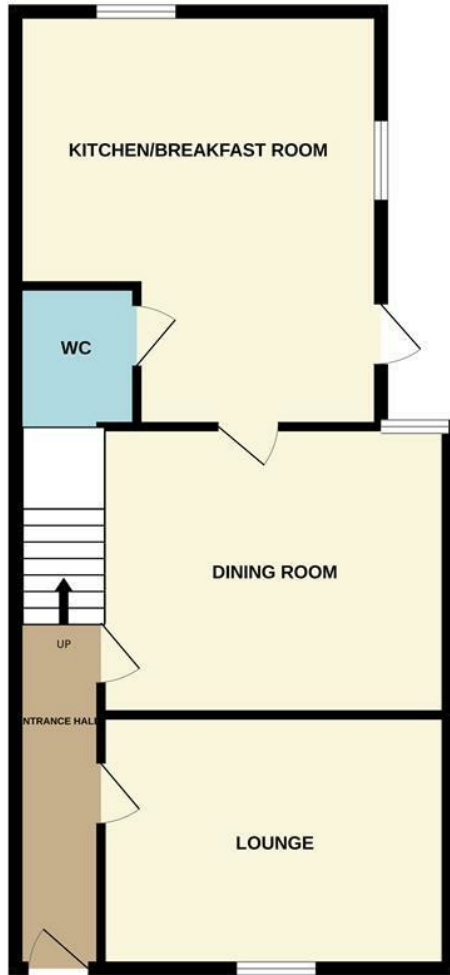
Outside the property

Large garden with new paving.

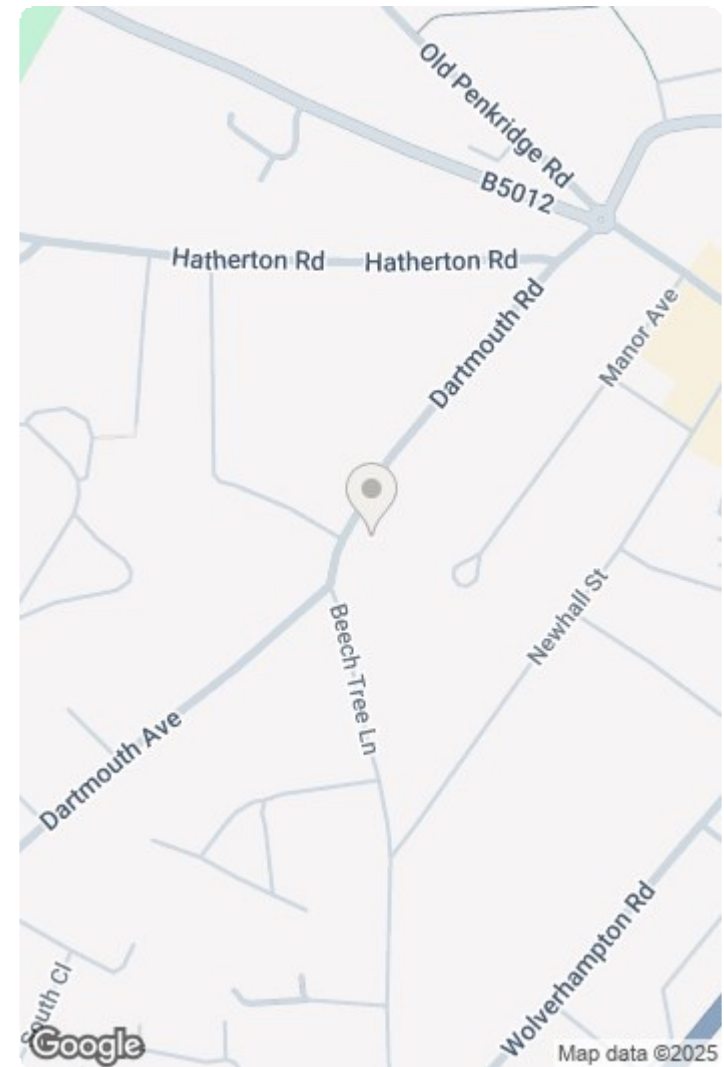
With side gate leading to the front of the property.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

Energy Source	Current Rating	Target Rating
Very energy efficient - lower running costs	A	
(31-43)	B	
(43-55)	C	
(55-68)	D	
(68-84)	E	
(84-92)	F	
(92-100)	G	
Not energy efficient - higher running costs		

England & Wales
2009/9/1EEC

Environmental Impact (CO₂) Rating

Energy Source	Current Rating	Target Rating
Very environmentally friendly - lower CO ₂ emissions	A	
(81-87)	B	
(87-90)	C	
(90-98)	D	
(98-104)	E	
(104-120)	F	
(120-130)	G	
Not environmentally friendly - higher CO ₂ emissions		

England & Wales
2009/9/1EEC

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

