





Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic DETACHED FAMILY HOME - set across THREE STOREYS and boasting FIVE BEDROOMS - a perfect family home which could be yours.

To the Ground Floor the property briefly comprises an entrance hallway leading to the living room, dining room, utility, kitchen and Guest WC. The kitchen is fully fitted with modern units and integrated appliances for a sleek and orderly finish. The utility room offers additional space and storage.

To the First Floor having FOUR generous bedrooms with an En-Suite to the master bedroom, and a family bathroom.

To the Second Floor having the spacious FIFTH bedroom.

Externally benefiting from having driveway parking suitable for multiple vehicles and a large enclosed rear garden ideal for entertaining.

This property is perfectly located in a desirable area within walking distance of the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history. The property also benefits from being close to Beaudesert Golf Club, Hednesford Hills Local Nature Reserve, close to local amenities, having excellent transport links and being situated within a good school catchment area.

Ground Floor

Entrance Hall

Having a composite front entrance door into hallway, laminate flooring, ceiling light point, radiator, doors to reception rooms and Guest WC, stairs to first floor.

Lounge

13' 2" x 14' 8" max (4.01m x 4.47m max)
Having carpeted flooring, ceiling light point, wall light, radiator, double glazed bay window to the front aspect, gas fire place and surround, double doors to the dining room.

Dining Room

10' 4" x 11' 3" max (3.15m x 3.43m max)
Having laminate flooring, ceiling light point, wall lights, radiator, double glazed sliding doors to the rear aspect.

Kitchen

14' 2" x 9' 5" (4.32m x 2.87m)
Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops over, breakfast island, integrated oven, integrated fridge / freezer, induction hob, extractor hood above, stainless steel splashback, tiled splashbacks, laminate flooring, ceiling spotlights, double glazed windows to the rear and side aspect, double glazed french doors to the rear.

Guest WC

Having a WC, hand wash basin, laminate flooring, tiled splashbacks, radiator, ceiling light point.

Utility Room

7' 5" x 15' 6" (2.26m x 4.72m)

Having wall, base and drawer units with laminate worktops over, stainless steel sink with drainer, space and plumbing for appliances, ceiling light points, laminate flooring, tiled splashbacks, double glazed window to the front aspect, UPVC door to the side aspect.

First Floor

Landing

Having carpeted flooring, ceiling light point, doors to bedrooms and bathroom, door to storage cupboard.

Bedroom 1

14' 8" x 11' max (4.47m x 3.35m max)

Having carpeted flooring, ceiling light point, radiator, built in wardrobes, door to en-suite, double glazed window to the front aspect.

En-Suite

Having carpeted flooring, WC, hand wash basin, shower cubicle with shower above, glass shower screen, half tiled walls, ceiling light point, double glazed window to the side aspect.

Bedroom 2

10' 4" x 9' 7" (3.15m x 2.92m)

Having carpeted flooring, ceiling light point, radiator, double glazed window to the front aspect.

Bedroom 3

7' 6" x 11' 9" max (2.29m x 3.58m max)

Having carpeted flooring, ceiling light point, radiator, double glazed window to the rear aspect.

Bedroom 4

9' 7" x 8' 5" (2.92m x 2.57m)

Having laminate flooring, ceiling light point, radiator, double glazed window to the rear aspect.

Family Bathroom

Having a WC, hand wash basin, bathtub with shower above, heated towel radiator, tiled flooring, tiled splashbacks, double glazed window to the rear aspect.

Second Floor

Bedroom 5

16' 4" x 15' 7" max (4.98m x 4.75m max)

Having laminate flooring, ceiling light point, storage cupboards, radiator, two velux windows.

Outside

Front

Having a tarmaced driveway suitable for multiple vehicles and lawn area with gated access to the rear.

Rear

Being an enclosed rear garden with patio area and steps up to laid to lawn are with various shrubbery and plants surrounding.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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