

Lupin Drive

Huntington, Cannock, WS12 4UR

John
German





Lupin Drive

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£365,000

An immaculately presented detached family home occupying a delightful corner plot within a modern development in Huntington.

John German 

John German are delighted to offer to the market this attractive three bedroom detached family home sitting proudly on a corner plot on Lupin Drive in Huntington. The nearby neighbouring town of Cannock is home to McArthur Glen Designer Outlet Village boasting a range of high-end designer shops and restaurants. Also a short drive away is Cannock Chase, area of outstanding natural beauty, offering a great place for those looking to walk, explore or cycle. For commuters there are train stations in both Hednesford and Cannock, and road links via the A460, A5 and M6 Toll road. For families a choice of good local schools is essential, this property falls in the catchment area of Littleton Green Community School, located just over a 5 minutes walk away, and for secondary school its Cannock Chase High School a Specialist Science School.

Internally the property comprises of a composite entrance door opening into the welcoming hallway with a modern grey style wooden effect flooring, carpeted stairs rising to the first floor landing and oak doors leading off to the ground floor accommodation. The guest cloakroom comprises a low-level WC, a pedestal wash hand basin with tiled splashback plus wooden effect flooring.

The light and spacious living room has uPVC double glazed windows to the front and side aspects and a media wall unit housing the electric wood burner style fire with tiled hearth and timber mantle over. The second spacious reception room is currently being used as a dining room and has a uPVC double glazed window to the front aspect, wooden effect flooring and uPVC double glazed French doors leading out to the rear garden.

The impressive kitchen is fitted with a high quality and modern range of matching wall and base units with quartz worksurfaces over plus a range of integral kitchen appliances including an electric oven and grill, microwave, dishwasher and fridge/freezer. There is also under counter lighting, the gas central heating boiler concealed within a wall unit, wooden effect flooring, a uPVC double glazed window to the rear aspect overlooking the garden, a door to the side aspect and a useful understairs storage cupboard.

Upstairs there are three well proportioned bedrooms along with a delightful family bathroom. The master bedroom benefits from having two built in wardrobes and its own en-suite shower room.

Outside this detached family home occupies a delightful corner plot position, approached over a driveway providing access to the front of the garage with electric operated roller door with power and lighting. Newly fitted Accoya hard wood double gates to the side lead to the enclosed rear garden featuring a paved patio seating area which in turn leads on to a lawned garden with a further circular paved seating area to the rear. A newly fitted Accoya hard wood rear gate gives access to the driveway.

The property has the benefit of an alarm system.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

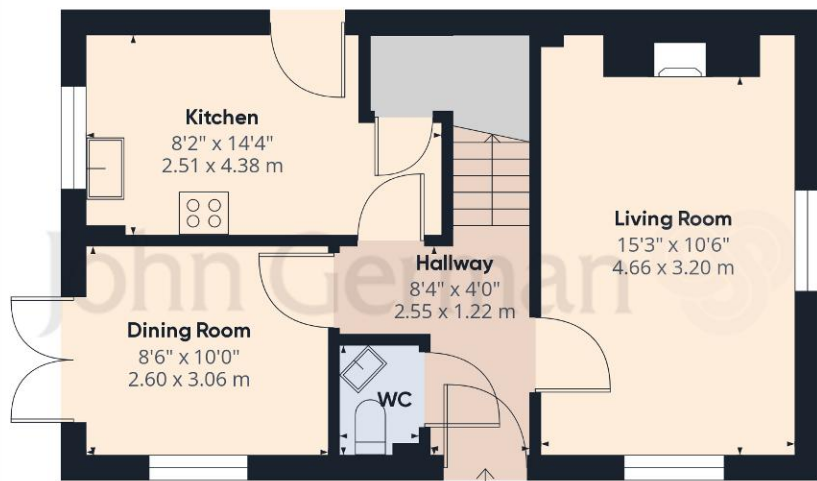
Local Authority/Tax Band: South Staffordshire Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

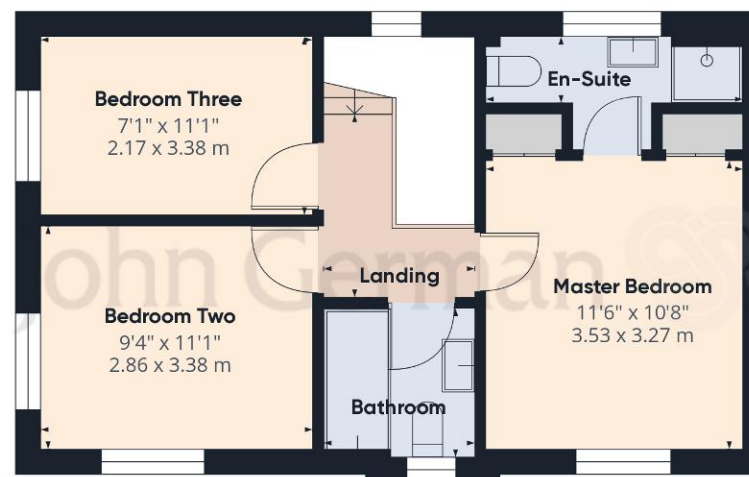
Our Ref: JGA/07042025







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1938.94 ft²

180.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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