

Kings Croft

Cannock, , WS12 2GT

John German





Kings Croft

Cannock, WS12 2GT

£450,000

An outstanding modern detached property situated in this highly sought after location. The house is beautifully presented throughout and been considerably improved.

Accommodation comprises reception hall with stairs rising to the first floor landing and a guest cloakroom off with tastefully tiled floor, WC and a wash basin with integrated cupboard beneath. Superb dual aspect lounge and dining area which has recess fireplace housing a log burner and very attractive modern painted half panelled walls. There is also a separate sitting room with two built-in cupboards. Attractive breakfast dining kitchen which has an excellent range of units with marble work surfaces which extend to the drainer and also to the dining bar. Integrated hob, double oven and dishwasher (please note the American style fridge freezer is not included within the sale). There is a recessed 1.5 bowl sink and drainer and tiled floor. There is also a separate utility room which has further cupboards and marble worktops. There is a further non-marble work surface.

On the first floor there are four bedrooms, the principal bedroom is particularly spacious and has an extensive range of built-in wardrobes, downlighting and a beautifully appointed ensuite with exquisite contrasting wall and floor tiling. Wash basin with integrated cupboard beneath, WC, spacious shower with both conventional and waterfall heads. There is also a chrome towel radiator. The second bedroom is also ensuite, having a shower, WC and wash basin. All four bedrooms have built-in cupboards and there is a luxuriously appointed family bathroom with stunning contrasting tiling, spa bath with shower and screen above, wash basin with integrated drawers beneath and WC.

Outside, the house stands back from the road and has a spacious drive capable of parking three cars. There is an electric car charging point and gated side entrance. To the rear of the property there is a delightful composite deck with glass panelling, beyond which lies a lawn with mature borders.

Agents notes: The land registry document does refer to rights, charges and covenants and a copy of which is available upon request.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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: Cannock Chase District Council / Tax Band D

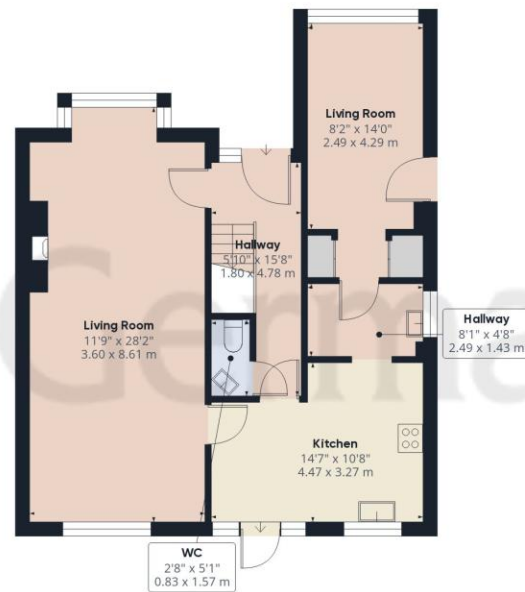
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA11022025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1385.65 ft²

128.73 m²

Reduced headroom

2.36 ft²

0.22 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



