



Keable Homes Ltd
Sales & Lettings

Colliers Way

Huntington, Cannock, WS12 4UD

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- EN-SUITE TO MASTER BEDROOM
- GARAGE AND DRIVEWAY

Asking Price was £260,000

now £254,800

EPC Rating 'TBC'





Property Description

Keable Homes are thrilled to bring to market this spacious, modern, four bedroom town house in Huntington. The property is well presented throughout, benefits from an integral garage, driveway and good sized rear garden. The garden sits within a popular modern estate and is located a short walk from local schools, doctors, shops and amenities. There are excellent public transport links as well as road links with easy access into Cannock, Stafford and surrounding areas.

The property briefly comprises of a kitchen diner, guest WC and sitting room to the ground floor, two bedrooms and the living room to the first floor, and two further bedrooms with an en-suite to the master and the family bathroom on the second floor.

This family home offers a wealth of well presented accommodation in a highly sought after area. Viewing is highly advised to appreciate the space on offer.



APPROACHED VIA -

a block paved driveway to the side and front, with a decorative border of mature plants and shrubs. A UPVC double glazed front door provides access into:

PORCH -

with tiled flooring, lighting and a doorway leading through into:

HALLWAY -

with carpeted flooring, ceiling light point and central heating radiator. There is a useful built in storage cupboard and doors leading through to the guest WC, sitting room and:

KITCHEN DINER

(4.14m x 2.87m) - a spacious room with a range of wall and base units with laminated work surface over. There is a sink with drainer and mixer tap over and an integrated electric oven, gas hob and extractor hood over. There is space for a washing machine, dishwasher and fridge freezer. The combination boiler is wall mounted and was newly fitted in 2019. The flooring is linoleum and there are ceiling light points, a central heating radiator and a UPVC double glazed window overlooking the rear garden. UPVC double glazed patio doors open onto the patio.



SITTING ROOM

(3.20m x 2.60m) - with carpeted flooring, central heating radiator, ceiling light point and a UPVC double glazed window overlooking the front.



GUEST WC -

with a low level WC, hand wash basin, linoleum flooring and tiled splashback. There is a central heating radiator and an extractor fan.

TO THE FIRST FLOOR -

LIVING ROOM

(4.17m x 3.58m) - a bright room with carpeted flooring, ceiling light point, electric fire and central heating radiator. There are UPVC double glazed patio doors opening onto a Juliet balcony, and a UPVC double glazed window overlooking the front.



BEDROOM TWO

(5.28m x 2.62m) - a large double room with dual aspect UPVC double glazed windows to the front and rear. There is carpeted flooring, a ceiling light point, central heating radiator and a loft access hatch.

BEDROOM THREE



(4.17m x 2.87m) - a further large double room with UPVC double glazed doors opening onto a Juliet balcony overlooking the rear garden. There is carpeted flooring, a ceiling light point and a central heating radiator.

TO THE SECOND FLOOR -

BEDROOM ONE

(4.17m x 2.90m) - with carpeted flooring, a UPVC double glazed window overlooking the rear garden, a central heating radiator and ceiling light point. There is a loft access hatch and a doorway providing access into:

EN-SUITE SHOWER ROOM -

a well proportioned space with a single enclosure shower cubicle with shower, low level WC and hand wash basin. The flooring is tiled, there is part tiling to the walls, there are spot lights and a central heating radiator.

BEDROOM FOUR

(3.66m x 2.39m) - a large single room with carpeted flooring, a ceiling light point, central heating radiator and a UPVC double glazed window overlooking the front.



FAMILY BATHROOM

(3.38m x 1.65m) - a good space benefiting from a four piece suite, comprising of a panelled bath, corner shower enclosure, low level WC and hand wash basin. The flooring is tiled and there is part tiling to the walls. There is a velux skylight window, central heating radiator and extractor fan.



TO THE REAR -

the garden is well presented with a large patio area with a stone built barbeque, low fencing separates the main garden which is has a lawned area as well as mature trees and shrubs.

GARAGE

(5.54m x 2.69m) - with up and over vehicular door to the front, and a UPVC double glazed door to the rear. The garage has electrics and lighting.

We highly recommend an early viewing on this property due to the size and presentation making it a fantastic family home.

Please note: all measurements are approximate and intended only as a guide. Any potential purchaser should satisfy themselves of their accuracy.





We have been informed that the property is freehold and that all mains services are connected. We have not seen proof to this, but your conveyancing solicitor will confirm these details for you.





%epcGraph_c_1_378%

Suite 1
 214 Watling Street
 Bridgtown, Cannock
 Staffordshire, WS11 0BD

www.keablehomes.co.uk
sade.keable@keablehomes.co.uk
 01543 468847

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements