



Keable Homes Ltd
Sales & Lettings

Burgoyne Street
Cannock, Staffordshire, WS11 5TE

- THREE BEDROOMS
- MODERN DECOR THROUGHOUT
- MODERN FITTED KITCHEN
- CONSERVATORY

Asking Price Of £190,000
EPC Rating '67'





Property Description

Keable Homes are thrilled to bring to market this immaculately presented, three bedroom family home. Benefiting from spacious accommodation, including a large conservatory to the rear, this offers a wealth of space for the family buyer with no work required. To the rear, the attractive garden has been laid with patio and artificial grass making it a fantastic space for those looking for something low maintenance. To the side is a driveway suitable for two cars, and to the front there are open field views.

The property sits within a short walk to the main bus routes, there are all amenities within walking distance including eateries, pubs, shops and more. It sits within catchment to good local schools and excellent road links. We advise an early viewing as we expect this property to be extremely popular.





APPROACHED VIA -

the front garden is mostly laid to lawn with mature shrubs. the driveway to the side leads up to the side gate into the garden, and a paved pathway steps up to allow entry via the UPVC double glazed front door into:

ENTRANCE HALL -

with Coir matting inset into the modern laminate flooring. The stairs lead up to the first floor and there is a central heating radiator, house alarm panel and ceiling light point.

LIVING ROOM

(3.37m x 4.27m) - the living area opens into the dining area. There is laminate flooring, space for an electric fire, television aerial points and a central heating radiator. The UPVC double glazed window overlooks the front of the property. The room then continues through into:

DINING AREA

(3.25m x 2.10m) - with the laminate flooring continuing through, a ceiling light point, central heating radiator and aluminium sliding double glazed doors provide access into the conservatory. A further doorway provides access into:



KITCHEN

(3.20m x 2.18m) - with a range of modern wall and base units with laminated work surface over. There is an integrated gas hob, electric oven and extractor hood over, a stainless steel sink and drainer with mixer tap and ample space for a washing machine, fridge and freezer. The flooring is tiled and there are tiled splashbacks, there is a chrome central heating radiator and ceiling light point. The wooden framed window overlooks the conservatory, and there is a UPVC double glazed door to the side to access the garden. A large, useful storage cupboard measuring 1.81m x 0.91m provides extra space.



CONSERVATORY

(3.59m x 3.55m) - with laminated flooring and UPVC double glazed windows across three sides and double glazed patio doors opening to the side onto the patio. There is a central heating radiator.





TO THE FIRST FLOOR -

LANDING -

with carpeted flooring continuing from the stairs, there is a UPVC double glazed window to the side, a loft access hatch and ceiling light point. There are doors leading to all three bedrooms, the family bathroom and a useful storage cupboard.

BEDROOM ONE

(4.26m x 2.34m) - with a built in four door wardrobe, this spacious double room has carpeted flooring, a ceiling light point and a central heating radiator. The UPVC double glazed window overlooks the rear garden.

BEDROOM TWO

(3.26m x 2.34m) - a further double room with carpeted flooring, a ceiling light point, central heating radiator and UPVC double glazed window overlooking the front.

BEDROOM THREE

(2.27m x 2.19m) - a single room with a built in wardrobe, carpeted flooring, a ceiling light point, central heating radiator and UPVC double glazed window overlooking the front.



BATHROOM

(2.17m x 1.72m) - a modern fitted bathroom comprising of a panelled bath with a mains shower over, a pedestal hand wash basin and low level WC. The flooring is linoleum and there is part tiling to the walls. There is a chrome heated towel radiator, ceiling light point and the frosted UPVC double glazed window overlooks the side of the property.



TO THE REAR -

the garden has a large patio area to the front, rear and side with well maintained trees providing privacy. There is an artificial grass lawn making it perfect for someone looking for a low maintenance rear garden. There is a side access gate through to the front of the property.





PLEASE NOTE:

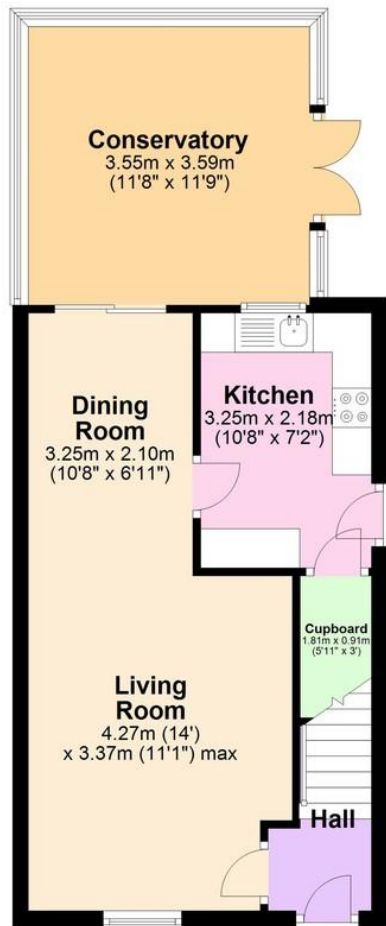
all measurements are approximate and intended as a guide only. Any prospective purchaser should satisfy themselves of their accuracy.

We have been informed that the property is FREEHOLD and that all mains services are connected. Your conveyancing professional will confirm this for you.

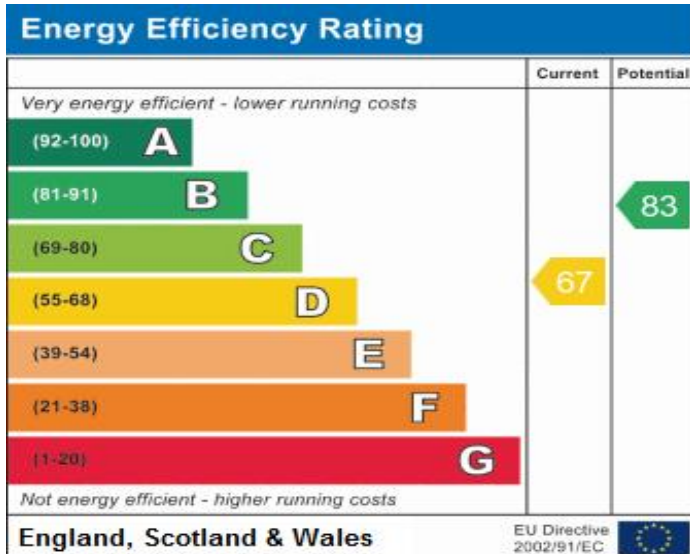
We highly advise an early viewing on this property, due to it's location and presentation we expect it to be highly popular!



Ground Floor



First Floor



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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