



Keable Homes Ltd
Sales & Lettings

Addison Close

Cannock, Staffs, WS11 4PE

- LARGE CORNER PLOT
- DRIVEWAY AND GARAGE
- TWO DOUBLE BEDROOMS
- SPACIOUS KITCHEN DINER

Asking Price Of £180,000

EPC Rating 'TBC'





Property Description

Keable Homes are delighted to bring to market this two double bedroom, semi-detached home in a quiet Cannock cul-de-sac. The property is immaculately presented, with a spacious kitchen diner, living room, hallway and porch to the ground floor, and two large double bedrooms and family bathroom to the first floor. Externally the property sits on a good sized corner plot with large front, side and rear gardens, as well as a wooden garage and gravelled driveway.

The property sits close to all local amenities and is a short walk to good local schooling, with a short drive taking you to Cannock town centre.

APPROACHED VIA -

a large lawned front and side garden with mature trees and hedging. There is access to the wooden built garage, and a gravel driveway and footpath leads up to the UPVC double glazed front door into:



PORCH

(2.37m x 1.20m) - with UPVC double glazed windows to three sides, laminate flooring, a central heating radiator and a further UPVC door opens out into:

ENTRANCE HALLWAY

(1.97m x 1.25m) - with laminate flooring, a central heating radiator, ceiling light point and the stairs leading up to the first floor. There are doors leading into the living room and into:

KITCHEN DINER

(4.87m x 4.21m) - with a range of wall and base units with wood effect work surface over. There is a composite sink and a half with drainer and mixer tap over. There is ample space for a washing machine, tumble dryer or dishwasher, freestanding cooker and fridge freezer. The Worcester combination boiler is wall mounted and approximately four years old. The UPVC double glazed window overlooks the rear garden, and a UPVC door opens out onto the gravelled patio. There are two ceiling light points, a central heating radiator and laminate flooring.



LIVING ROOM

(4.54m x 3.06m) - with laminate flooring, a feature central heating radiator, ceiling light point and a UPVC double glazed bay window to the front.



TO THE FIRST FLOOR -

LANDING -

with newly carpeted flooring leading from the stairs, there is a ceiling light point and a loft access hatch. There are doors leading to both bedrooms and the family bathroom.

BEDROOM ONE

(4.87m x 3.14m) - a large double room currently in use as a children's bedroom. There is carpeted flooring, a central heating radiator, ceiling light point and a UPVC double glazed window overlooking the front.



BEDROOM TWO

(4.15m x 2.91m) - a further large double room with newly carpeted flooring, a ceiling light point, central heating radiator and dual aspect UPVC double glazed windows to the side and rear. There is a useful over stair wardrobe, previously used as an airing cupboard and still with a central heating radiator.

FAMILY BATHROOM

(2.21m x 1.86m) - with a modern white suite



comprising of a panelled bath with mains fed shower over, a low level WC and pedestal hand wash basin. The flooring is linoleum, there is full tiling to the walls, a chrome heated towel radiator, ceiling light point and UPVC double glazed window overlooking the rear.

TO THE REAR -

the neat garden is not overlooked due to bunaglows behind. There is a large gravelled patio area with gated access to the front of the property. The majority is laid to lawn with railway sleeper raised borders and a further gravelled patio area. There is a large storage shed, and a further shed in use as an oversized garage with a doorway from the garden and vehicular access doors from the road.



The property has previously had planning permission granted for a large two storey extension to the side making the property a four bedroom family home. This planning lapsed approximately 12 months ago, but information can be accessed via the Cannock Chase Council website.

PLEASE NOTE:

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

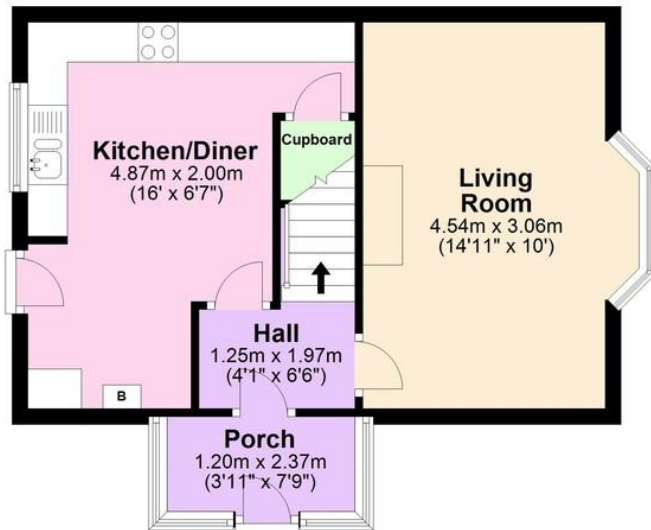


We highly recommend an early viewing due to high market demand and the excellent level of presentation this property offers. All viewings strictly via the agents, Keable Homes Ltd.





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