



Keable Homes Ltd
Sales & Lettings

Simmons Drive

Hednesford, Cannock, WS12 4XH

- UNDER NHBC GUARANTEE
- BUILT AUGUST 2020
- FOUR BEDROOMS
- EN-SUITE TO MASTER

Asking Price Of £350,000

EPC Rating '85'





Property Description

Keable Homes are delighted to bring to market this bright, spacious, four bedroom family home built in August 2020. The property benefits from a number of extra features including high quality flooring throughout, the addition of an island in the kitchen and fully fitted Sharps wardrobes in three of the bedrooms.

The property sits on a good sized corner plot with a larger than usual rear garden, garage and driveway. The house briefly comprises of two reception rooms, a kitchen diner, guest WC and through hallway to the ground floor, and four bedrooms with ensuite to the master, and a family bathroom off the landing to the first floor.

The house sits within a popular new housing development and is close to regular bus services as well as all local schools and amenities. It is located within a quiet cul-de-sac along with other properties of a similar size.





APPROACHED VIA -

a paved walkway leads to a composite front door, opening into:

ENTRANCE HALL

(4.57m x 2.01m) - with wood flooring, a central heating radiator and ceiling spot lights. There is a useful cloaks cupboard as well as a storage cupboard under the stairs that lead to the first floor. There are doors leading off to all ground floor rooms.

KITCHEN DINER

(4.60m x 4.63m) - with a range of modern wall and base units with wood effect work surface over. The kitchen has built in appliances to include an electric oven, gas hob with extractor over, dishwasher, washing machine, wine cooler and fridge freezer. There is a stainless steel sink and a half with drainer, a tiled floor and a central heating radiator. The three UPVC double glazed windows overlook the side and rear, with UPVC double glazed double doors opening onto the patio.

DINING ROOM

(3.34m x 2.97m) - with good quality carpet, a central heating radiator, ceiling light point and two UPVC double glazed windows to the front and side of the property.

LIVING ROOM

(5.15m x 3.10m) - with carpeted flooring, two ceiling light points, two central heating radiators and a UPVC double glazed window to the front. The UPVC double glazed patio doors open out into the rear garden.

GUEST WC -

with tiled flooring and splash backs, a low level WC, pedestal hand wash basin, ceiling spot lights and a central heating radiator.

TO THE FIRST FLOOR -

LANDING

(2.93m x 2.41m) - an attractive bright space with carpeted flooring continuing from the stairs, a UPVC double glazed window overlooking the rear garden, loft access hatch and doors leading to all four bedrooms and the family bathroom.

BEDROOM ONE

(4.56m x 3.10m) - with an entire wall having modern, Sharps fitted wardrobes that include hanging rails, shelving and drawers. The flooring is carpeted, there





is a ceiling light point, central heating radiator and two UPVC double glazed windows to the rear and side.

EN-SUITE SHOWER ROOM

(2.00m x 1.19m) - with a tiled floor, chrome heated towel radiator, ceiling light point and extractor. The white suite comprises of a large shower cubicle with electric shower, low level WC and pedestal hand wash basin. The UPVC double glazed window overlooks the side.

BEDROOM TWO

(4.95m x 2.64m) - a further large double room with carpeted flooring, a ceiling light point and central heating radiator. There is a built in Sharps triple wardrobe, and the UPVC double glazed windows overlook the front and side of the property.

BEDROOM THREE

(3.17m x 2.78m) - a double room with carpeted flooring, ceiling light point, central heating radiator and UPVC double glazed window overlooking the front. There is a useful built in Sharps triple wardrobe providing hanging space and further storage.

BEDROOM FOUR

(2.27m x 2.17m) - a single room with carpeted flooring, a ceiling light point, central heating radiator and UPVC double glazed window overlooking the rear.

FAMILY BATHROOM

(2.00m x 1.70m) - with a tiled floor and part tiling to the walls, a central heating radiator, ceiling light point and extractor. The modern white suite comprises of a low level WC, pedestal hand wash basin and panelled bath with mains fed shower over.

GA RAGE -

the single detached garage has an up and over door to the front, and lighting.

TO THE REAR -

the garden has a patio area and is mostly laid to lawn. It is fully enclosed by walls and fencing, with an access gate through to the front of the property.

PLEASE NOTE:

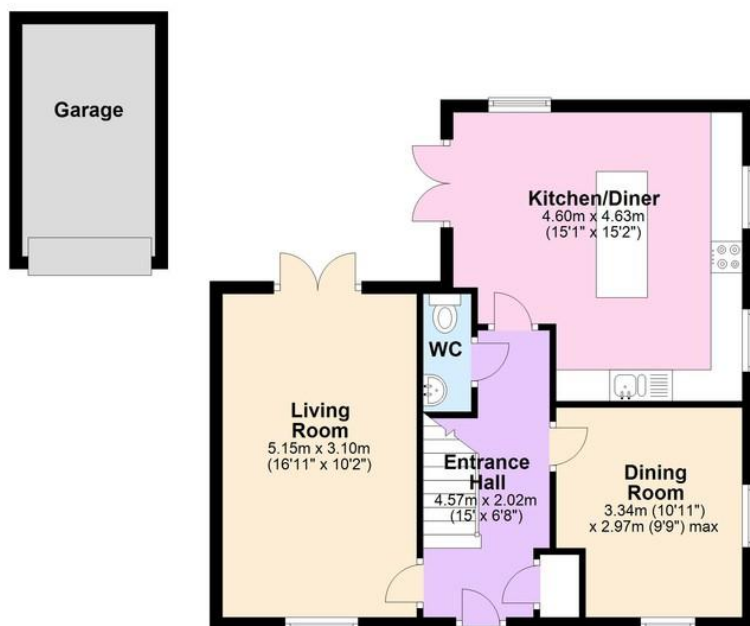
all measurements are approximate and intended as a guide only. Any prospective purchaser should satisfy themselves of their accuracy.

All viewings are strictly by appointment only via the agents, Keable Homes Ltd.





Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

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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.