



**Keable Homes Ltd**  
Sales & Lettings

**Blake Close**

Cannock, Staffs, WS11 5UB

- EXTENDED TO THE SIDE
- WELL PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- BIFOLD DOORS

**Offers Over £170,000**

EPC Rating '62'







## Property Description

Keable Homes are delighted to bring to the market this exceptionally well presented and extended, two bedroom semi detached house. The property has been beautifully modernised along with the addition of an orangery to the rear, with a glass lantern roof and bi-folding doors. The house has a driveway to the side for two vehicles and sits within a quite cul-de-sac within a short distance to Hednesford Town Centre, bus station and railway station.

In brief, the property comprises of an entrance porch, hallway, refitted guest WC, kitchen and living room that opens into the orangery. To the first floor there are two double bedrooms and a refitted shower room. To the front of the property is a neat gravelled border to the front and a driveway for two vehicles to the side. To the rear is an attractive, low maintenance garden with artificial grass lawn, decked seating areas and space for a hot tub.

Registering your interest early on this property will be



essential, as we believe it will be highly popular on the open market!

#### **APPROACHED VIA -**

a block paved footpath leads to the two car driveway, and up to the composite front door with double glazed window inset. This opens into:

#### **PORCH -**

with a window overlooking the front, and a further doorway leading into:

#### **ENTRANCE HALLWAY -**

with a tiled floor, central heating radiator and ceiling light point. There is a useful utility cupboard with the plumbing for the washing machine and with additional storage. The burglar alarm panel is also located within the cupboard. There are doors leading through into the kitchen, living room and into:

#### **GUEST WC -**

having been refitted with a modern white suite comprising of a low level WC and vanity sink unit. The flooring and walls are tiled, there is a UPVC double glazed window to the front and a central heating radiator. The light operates on a hygienic motion sensor.



#### **KITCHEN**

(2.86m x 1.97m) - with a range of wall and base units with a laminated work surface over. There is space for a fridge freezer and a dishwasher, an integrated electric hob and oven with extractor hood over. There is a stainless steel sink with drainer that sits below the UPVC double glazed window overlooking the front. There is a ceiling light point, tiling to the floor and part tiling to the walls.



#### **LIVING ROOM**

(4.34m x 3.86m) - a light and bright room that opens into the orangery conservatory through four door bi-folds. There is grey carpeted flooring, a feature fire surround housing a gas fire, ceiling light point, central heating radiator and a useful under stair storage cupboard. The current owners have created a neat and stylish under stair office area. There is also a wall panel to control the bluetooth speakers that are inset in the conservatory. Stairs lead up to the first floor.



#### **ORANGERY/CONSERVATORY**

(3.86m x 2.68m) - a stunning bright space with tripe door bifolds to the side, fully opening windows to the rear, and a glass sky lantern ceiling. The carpeted flooring continues through from the living room, and





there are speakers inset into the ceiling that are controlled via the panel in the living room. The garden can be accessed via this room.

## **TO THE FIRST FLOOR -**

### **LANDING -**

with carpeted flooring, a useful storage cupboard, loft access hatch and doors leading to both bedrooms and the family shower room. There is also a ceiling light point and central heating radiator.

### **BEDROOM ONE**

(3.86m x 2.57m) - a large double room with carpeted flooring, two UPVC double glazed windows overlooking the front, a ceiling light point and a central heating radiator.

### **BEDROOM TWO**

(2.90m x 2.46m) - a further double room with a large built in wardrobe, carpeted flooring, a ceiling light point, central heating radiator and a UPVC double glazed window overlooking the rear.

### **SHOWER ROOM**

(2.07m x 1.83m) - having been attractively refurbished to include a vanity unit housing the WC and hand wash basin, and a walk in, mains fed shower with rainfall and power head. There are ceiling spot lights, a decorative towel radiator, and a UPVC double glazed window overlooking the side. The floor and walls are fully tiled.

## **TO THE REAR -**

the garden has been beautifully landscaped, with modern decking areas for seating, one area currently housing the current owners' hot tub. The lawn is artificial keeping it a very low maintenance, social space. There is gated access leading through to the driveway to the side of the property.

### **PLEASE NOTE:**

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

### **TENURE:**

we have been informed that the current owners have purchase the freehold of the property, so will be sold FREEHOLD.

### **COUCIL TAX -**

Band B with Cannock Chase District Council





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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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.