



Keable Homes Ltd
Sales & Lettings



Grassmere Court | Cheslyn Hay | Staffordshire | WS6 7DR

KEABLE HOMES are delighted to bring to Market this three-bedroom detached property situated in a cul-de-sac location in the ever-popular Village of Cheslyn Hay. The property has been subject to recent refurbishment with an extension and the addition of a useful kitchen utility area and ground floor guest cloakroom. There is a lounge/diner, garden room, three good-sized bedrooms and a recently installed modern shower room. The Boiler has also been replaced and benefits from a generous 10-year Warranty. Externally, there is off-road parking for up to three vehicles to the front and a beautiful established private garden to the rear which further benefits from a workshop/office and storage shed. This makes for the perfect family home, ideally located nearby local amenities and excellent schools. Early viewing is highly recommended.

Offers In Region Of £310,000

- DETACHED PROPERTY / THREE BEDROOMS
- RECENTLY ADDED UTILITY AND GUEST WC
- RECENTLY REFURBISHED SHOWER ROOM
- EXTERNAL WORKSHOP/OFFICE
- CUL-DE-SAC LOCATION
- EARLY VIEWING HIGHLY RECOMMENDED



Property Description

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FRONT ASPECT

Approached via a concrete imprint driveway with beautiful established shrub borders to either side, this three-bedroom detached property is immaculately maintained and presented with definite kerb appeal. There is a useful porch with canopy roof to the front with a uPVC door providing entry and a set of secure gates which give access to the side and rear.

PORCH

The Porch is entered from the front uPVC double-glazed door and is of uPVC and double-glazed construction. It provides a useful area for the removal of shoes and gives an additional layer of security prior to entry to the main property.

ENTRANCE HALLWAY

Via the second access door, the Entrance Hallway is neutrally decorated, benefits from a ceiling light fitting and gives access to the stairs and Lounge/Dining Area of the property.

LOUNGE / DINER

25' 7" x 12' 6" (7.82m x 3.83m) Entered from the Hallway and with a uPVC double-glazed Bay window with fitted blinds situated to the front of the property, the Lounge is a generously proportioned space comprising neutral walls with Dado rail, coving to the ceiling, ceiling light fittings, wall light fittings, power points, aerial socket, decorative fire surround with inset gas fire, radiator and laminate flooring. There is adequate space for a large suite, media station and additional furniture. In an open-plan style the Lounge leads through to a Dining Area with a decorative archway feature which follows the same decor and benefits from a further light fitting, power points, radiator and a set of uPVC doors which give access to the Garden Room. In the Dining Area there is more than enough space for a large table, chairs and additional furniture.

GARDEN ROOM

14' 8" x 7' 11" (4.49m x 2.42m) Accessed from the Dining Area through a set of uPVC door, the Garden Room is a lovely space to sit and enjoy the tranquility of the beautiful rear garden. Of brick and uPVC double-glazed construction benefiting from a full and insulated roof, electric heaters, power, light, and laminate flooring. A set of uPVC double-glazed French doors, provide access to the rear garden.

REAR GARDEN

The Rear Garden is a beautiful multi-area space which is privately enclosed to all sides and comprises a concrete imprint courtyard area immediately outside of the property which provides a lovely seating area which is a sun trap during the sunshine hours. There is then an area laid-to artificial lawn with a further slabbed seating area which then leads-up via a small step, to a larger slabbed area which houses the timber shed to the left and a raised border bed to the right.

OFFICE / STORAGE / WORKSHOP

16' 8" x 16' 4" (5.10m x 4.99m) Situated in the garden is a substantial building which was originally the garage for the property. It has been converted into an Office/Storage space to the front and to the rear, is currently utilised as a workshop. This useful building could host a multitude of purposes from a play area, office, gym, studio, or salon. Benefiting from light and power with a set of uPVC double-glazed doors with glazed side panels to the front and a uPVC double-glazed window to the rear allowing plenty of natural light into the area.

KITCHEN

9' 6" x 7' 0" (2.90m x 2.14m) Accessed from the Lounge/Dining Area the Kitchen has a uPVC double-glazed window with fitted blind overlooking the rear garden. It comprises a range of wall, base and drawer units in a white finish, with complimenting roll-top work-surface over, which houses the sink/drainer and gas hob with extractor over. There is an integrated grill and oven and space and plumbing for a washing machine. Benefiting from a ceiling light fitting, more than adequate power points, tiles surrounding permeable areas and beautiful ceramic tiled flooring, this is a light and airy space with a modern feel leading through to the extended utility space and ground floor cloakroom.

EXTENDED KITCHEN UTILITY

8' 10" x 4' 7" (2.7.3m x 1.40m) Accessed from the Kitchen, the extended Utility space comprises a further range of wall and base units with roll-top work-surface over, pain-painted walls, power points, flush ceiling spot lights, ceramic tiled flooring and space for under-counter appliances. There is a uPVC double-glazed window to the rear and uPVC obscure-glazed door giving access to the side of the property. An extremely useful and modernly finished addition to the property.

GUEST CLOAKROOM

Another addition to the property being this beautifully finished Guest Cloakroom. Comprising a low-level WC and sink within fitted vanity unit, an obscure-glazed uPVC window to the rear, extractor, flush ceiling spot lights, chrome towel radiator and full tiling to all walls and the floor.

STAIRS & LANDING

Accessed from the Hallway, the stairs comprise neutrally coloured walls with carpeted flooring and lead to the landing area which gives access to all rooms on the first floor of the property, a useful storage cupboard and loft space. The landing further benefits from a ceiling light fitting and power points.

MASTER BEDROOM

11' 5" x 9' 4" (3.49m x 2.87m) With a uPVC double-glazed window with fitted blind, situated to the rear of the property, the Master Bedroom is generously proportioned with a combination of plain walls to a Dado rail with papered feature wall contrast, ceiling light fitting coving to the ceiling, fully fitted wardrobes, radiator, power points and carpeted flooring. There is adequate space for a large bed and additional furniture.

BEDROOM TWO

10' 11" x 9' 2" (3.34m x 2.80m) With a uPVC double-glazed window with fitted blinds, situated to the front of the property, the second bedroom comprises plain walls, fully fitted wardrobes, ceiling light fitting, power points, aerial socket, radiator and carpeted flooring. There is adequate space for a large bed and additional furniture.

BEDROOM THREE

8' 5" x 6' 2" (2.57m x 1.88m) With a uPVC double-glazed window with fitted blind and situated to the front of the property, the third bedroom is the smallest of the bedrooms but can still comfortably house a bed and additional furniture. In its current format it is utilised as Office space, however, the fittings can be easily removed to make this back into a full bedroom. It comprises plain walls with a Dado rail, ceiling light fitting, radiator, power points and laminate flooring.

SHOWER ROOM

6' 1" x 5' 8" (1.86m x 1.73m) Having a uPVC obscure-glazed window with fitted blind and situated to the rear of the property, the refurbished Shower Room comprises a low-level WC and sink basin within fully fitted gloss-finish vanity unit, enclosed corner shower cubicle, fully-tiled walls, chrome towel radiator, flush ceiling spot lights and grey flooring.





ADDITIONAL INFORMATION

Tenure: FREEHOLD

Occupation: OCCUPIED

Council Tax Band: C - South Staffs District Council

Electric: Mains connected

Water: Mains connected

Sewerage: Mains Connected

Heating: Gas Central Heating

We have not been made aware of any other boundary issues, flood risks, building safety issues or any other negative factors.

COAL MINING

We have not been made aware of any issues.

All buyers are advised to check the Coal Authority website to gain more information relating to any property.

We advise all clients to discuss the above points with a conveyancing solicitor.

CONNECTIVITY:

Broadband Availability: Standard & superfast fibre options are available with multiple providers.

Mobile Availability: You are likely to have good voice and data coverage with all networks.

We recommended confirming this by visiting;
<https://checker.ofcom.org.uk>

PARKING

The property has a driveway that can house 3 vehicles.

PROPERTY TYPE & CONSTRUCTION

The property is a three-bedroom detached house of standard brick and tile construction.

The property has a total of 9 internal rooms, an external brick built workshop/office and a timber shed.

EPC Rating: D



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

Suite 1

214 Watling Street

Bridgtown

Cannock

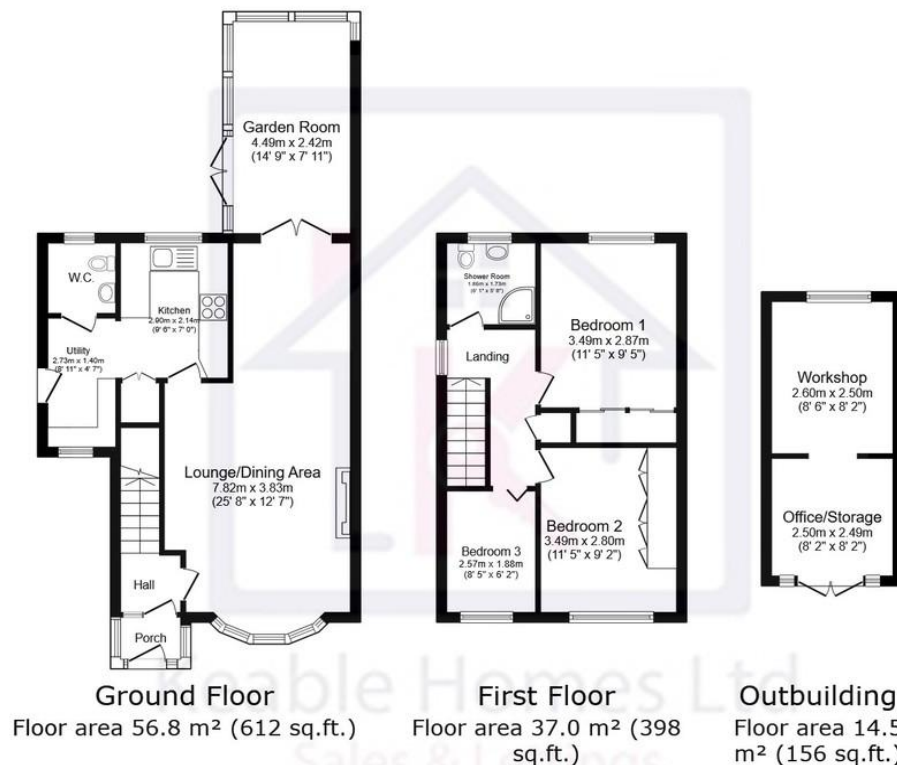
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TOTAL: 108.3 m² (1,166 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Photography & Floorplan by GCG Photography

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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