



29 Pebblemill Close

, Cannock, WS11 6UU

Offers invited £300,000



Chase Owl are pleased to market this four bedroom detached family home. Situated in a quiet cul de sac location, close to local amenities and offering plentiful accommodation for a growing family. Having Entrance Porch, Reception Hallway, Lounge, Dining Room and Fitted Kitchen. First Floor Landing to Four Bedrooms, Bathroom and Separate w.c. Driveway to front providing parking for several vehicles and Enclosed Garden to rear.



Entrance Porch

Approached from composite front entrance door and having further door to Hallway.

Reception Hallway

Having ceiling light point, radiator and stairs leading to First Floor Landing.

Lounge 18'9" x 11'5" (5.72m x 3.48m)

Having wooden feature fire surround with inset electric fire on a tiled hearth. Ceiling light point, coving, radiator and two upvc double glazed windows to rear aspect.

Dining Room 8'4" x 7'4" (2.54m x 2.24m)

Having ceiling light point, radiator and upvc double glazed window to front aspect. Arch to Kitchen.

Fitted Kitchen 8'6" x 7'5" (2.59m x 2.26m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel bowl sink with mixer tap. Built in electric oven with gas hob and extractor over, integrated dishwasher and space with plumbing for washing machine. Ceiling light point, part tiling to walls, wall mounted boiler and upvc double glazed window to side aspect. Upvc door giving access to the side elevation.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and radiator.

Bedroom One 11'6" x 9'9" (3.51m x 2.97m)

Having ceiling light point, radiator, coving and upvc double glazed window to rear aspect.

Bedroom Two 12'2" x 8'5" (3.71m x 2.57m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three 10'0" x 9'5" (3.05m x 2.87m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Four 8'5" x 6'8" (2.57m x 2.03m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bathroom

Comprising paneled bath with shower over and screen with shower mixer tap and pedestal hand wash basin. Inset ceiling lights, radiator, tiled flooring and walls with upvc double glazed window to side aspect.

Separate w.c

Having w.c, ceiling light point, tiling to walls and upvc double glazed window to side aspect.

Outside

The front of the property having a good sized block paved driveway providing parking for several vehicles. A side gate allows access to the enclosed rear garden with paved patio, lawn with borders, shed and outside tap.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

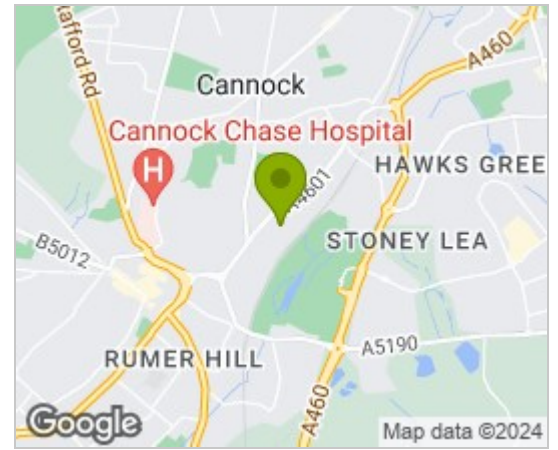
Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

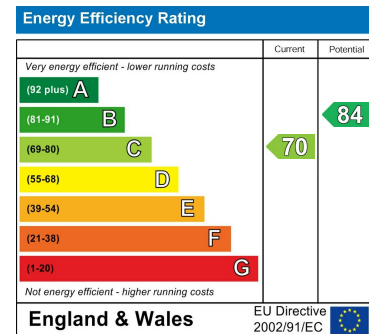
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

