



111 Edward Street

, Cannock, WS11 5JF

£290,000



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Entrance Hallway

Approached from composite front entrance door and having ceiling light point, wooden flooring and stairs leading to First Floor Landing.

Lounge

17'42" x 11'1" (5.18m x 3.38m)

Having a wooden feature fireplace with log burner on grate. Ceiling light point, two wall lights, wooden flooring, decorative dado rail, radiator and upvc double glazed bay window to front aspect.

Lounge / Dining Room

29'9" x 11'0" (9.07m x 3.35m)

Having feature fireplace with inset electric fire and hearth. Two ceiling light points, radiator, wooden flooring, two radiators, coving, useful storage cupboard and upvc double glazed bay window to front aspect. French doors leading to the enclosed rear garden. Doors to Inner Lobby, Shower Room and Breakfast Kitchen.

Inner Lobby

The current vendors use this area for shoes, coats and have shelving. Having light point, wooden flooring and door to Shower Room.

Downstairs Shower Room

Comprising a double walk in shower cubicle, w.c and vanity hand wash basin. Ceiling light point, heated towel rail, radiator, extractor fan, part tiling to walls and upvc double glazed window to side aspect.

Breakfast Kitchen

20'10" x 11'9" (6.35m x 3.58m)

Being fitted with a comprehensive range of wall and

base mounted units with Granite work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Electric SMEG Range with extractor over, integrated dishwasher, further appliance space and American fridge/freezer. Island provides further storage with Granite work surface over, seating area with pan rack over. Inset ceiling lights, two radiators, tiled flooring and upvc double glazed window to rear aspect. A upvc stable door leading to Rear Garden. Access door to Garage.

First Floor Landing

Approached from stairs in hallway and having ceiling light point, airing cupboard housing combination boiler, loft access with ladder, light and being boarded and upvc double glazed window to side aspect.

Bedroom One

15'7" x 10'0" (4.75m x 3.05m)

Having a range of wardrobes. Ceiling light point, radiator, laminate flooring and upvc double glazed window to rear aspect.

Bedroom Two

12'1" x 10'11" (3.68m x 3.33m)

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

Bedroom Three

14'5" x 12'11" (4.39m x 3.94m)

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

Bathroom

Comprising paneled bath, walk in shower cubicle, w.c and vanity hand wash basin. Ceiling light point,

heated towel rail, part tiling to walls, laminate flooring and upvc double glazed window to rear aspect.

Outside

The front of the property having a block paved driveway providing ample parking for several vehicles and in turn leading to Garage with up and over door, having light, power and water supply. A side gate allowing access to the good sized PRIVATE rear garden having a covered decked seating area, fish pond and outside tap. Steps leading down to a generous lawn with mature borders, shed/greenhouse with power and light.

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.

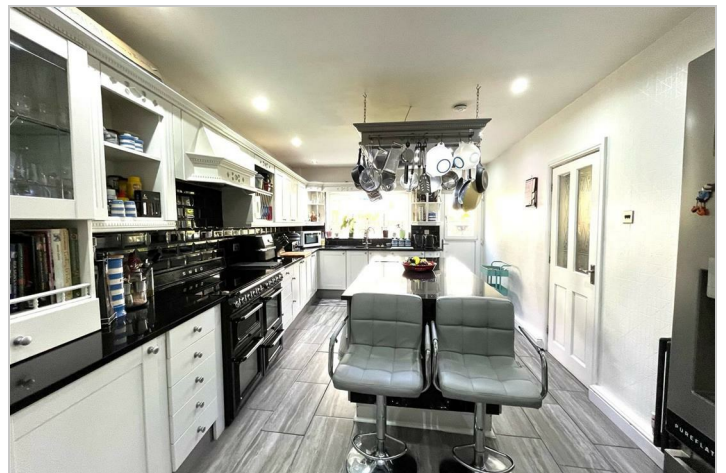
Fixtures and Fittings:

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

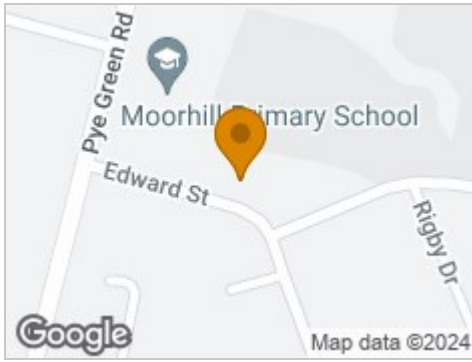
excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

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



Road Map



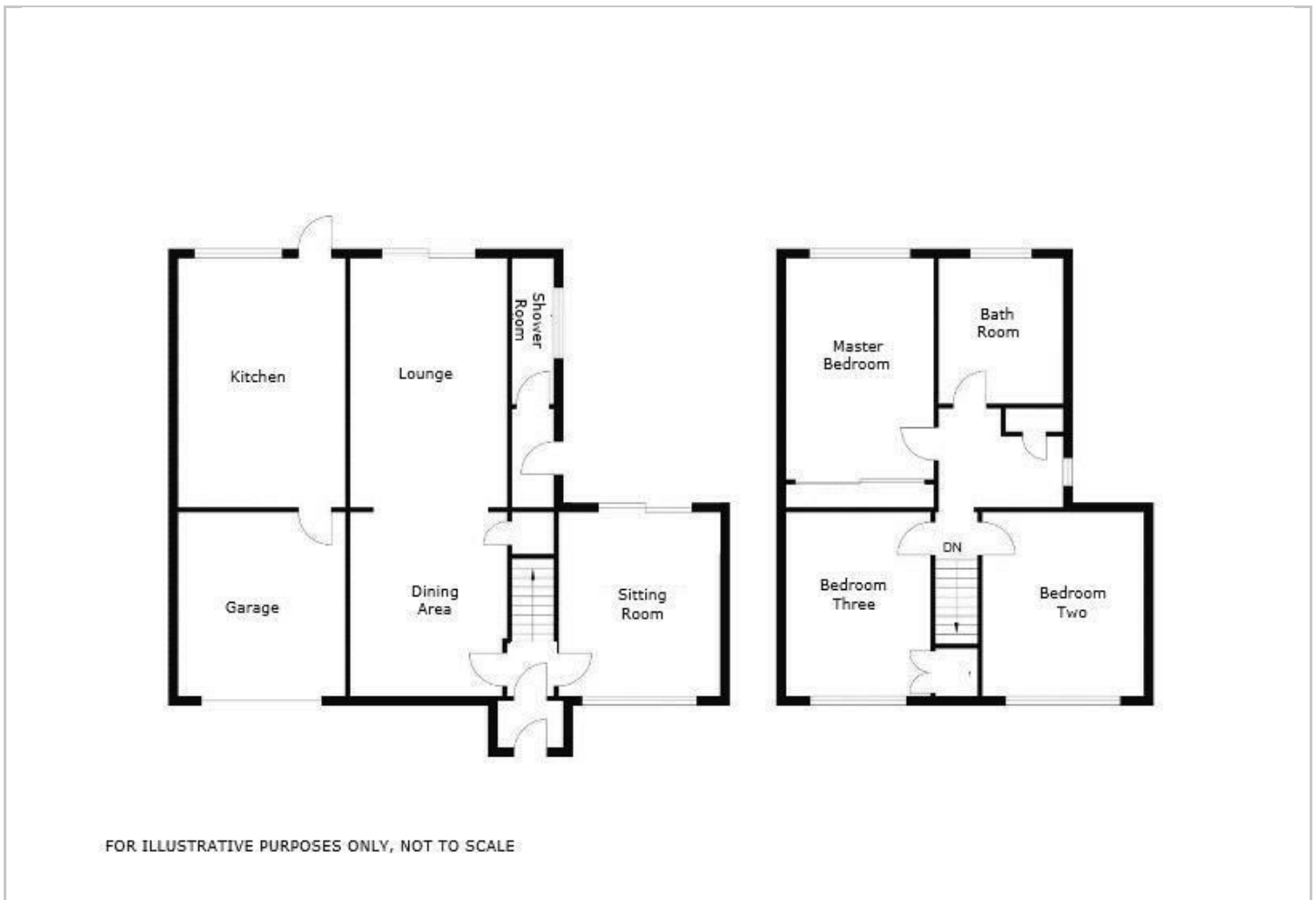
Hybrid Map



Terrain Map



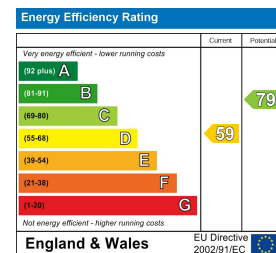
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

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.