



£290,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **D**

## Cannock

Sunfield Road  
Cannock Staffordshire



***Situated in the popular Shoal Hill Location offering excellent local amenities, ideal for major transport links but also offers easy access to Cannock Chase and Shoal Hill Common an area of outstanding natural beauty.***

Being ideal for the retiring purchaser this spacious detached bungalow has the rarity of having three bedrooms and a wet room shower, L-shaped entrance hall, spacious living room with a delightful conservatory off. Extended kitchen and a breakfast room. Well manicured and private rear garden, fore garden and ample block paved driveway leading to the detached garage. With vacant possession and no upward chain this is truly an opportunity not to be missed!

- Spacious Detached Three Bedroom Bungalow
- Living Room & Conservatory
- Kitchen & Breakfast Room
- Garage & Ample Driveway
- Well Manicured & Private Garden
- Sought After Location With No Chain

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

hellopenkridge@dourishandday.co.uk



## Agents Note

Note: We understand that probate has been granted.

## Entrance Hallway

Positioned on the side elevation, with a door to a useful storage cupboard, and a loft access hatch. There is a radiator, a double glazed door to side, and internal doors to;

## Living Room 21' 5" x 12' 2" (6.54m x 3.72m)

A spacious rear facing living room with an inset living flame gas fire set in a decorative surround, ceiling coving, two radiators, double glazed window to rear, and double glazed sliding patio door to Conservatory.

## Breakfast Room 9' 0" x 8' 2" (2.74m x 2.48m)

With a range of base & eye-level units, fitted work surfaces with space for a table & chairs, door to a store/pantry, space for a fridge/freezer, vinyl flooring, a radiator, double glazed window to side elevation, and open-plan to;



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**Kitchen** 9' 2" x 8' 2" (2.79m x 2.48m)

With a range of base & eye-level units, fitted work surfaces incorporating a sink unit with a chrome mixer tap and tiles splashbacks, fitted oven & halogen hob with a hood over, space for a dishwasher, vinyl flooring, double glazed windows to both the side & rear elevations, and double glazed door to the side elevation.



**Conservatory** 11' 9" x 7' 3" (3.57m x 2.21m)

A brick based double glazed conservatory, having double glazed windows & door providing views and access to the garden & tiled flooring.

**Bedroom One** 14' 0" x 9' 1" (4.27m x 2.77m)

With a radiator and double glazed window to the front elevation.

**Bedroom Two** 12' 2" x 8' 10" (3.72m x 2.68m)

With a radiator and double glazed window to front.



**Bedroom Three** 8' 10" x 7' 5" (2.70m x 2.26m)

With a radiator and double glazed window to the side elevation.

**Shower Room** 6' 7" x 5' 4" (2.0m x 1.63m)

A wet room style having a tiled shower area with an electric shower over, a vanity wash hand basin with cupboard beneath, and a WC with enclosed cistern. There is a door to a storage cupboard, radiator, vinyl flooring, extractor fan, and a double glazed window to the side.



**Outside Front**

There is a block paved driveway providing off-road parking and a foregarden with a feature shaped paved area with a variety of flowerbeds, plants & shrubs. The block paved driveway extends to the side giving access to the Garage.

**Garage** 17' 1" x 8' 2" (5.20m x 2.50m)

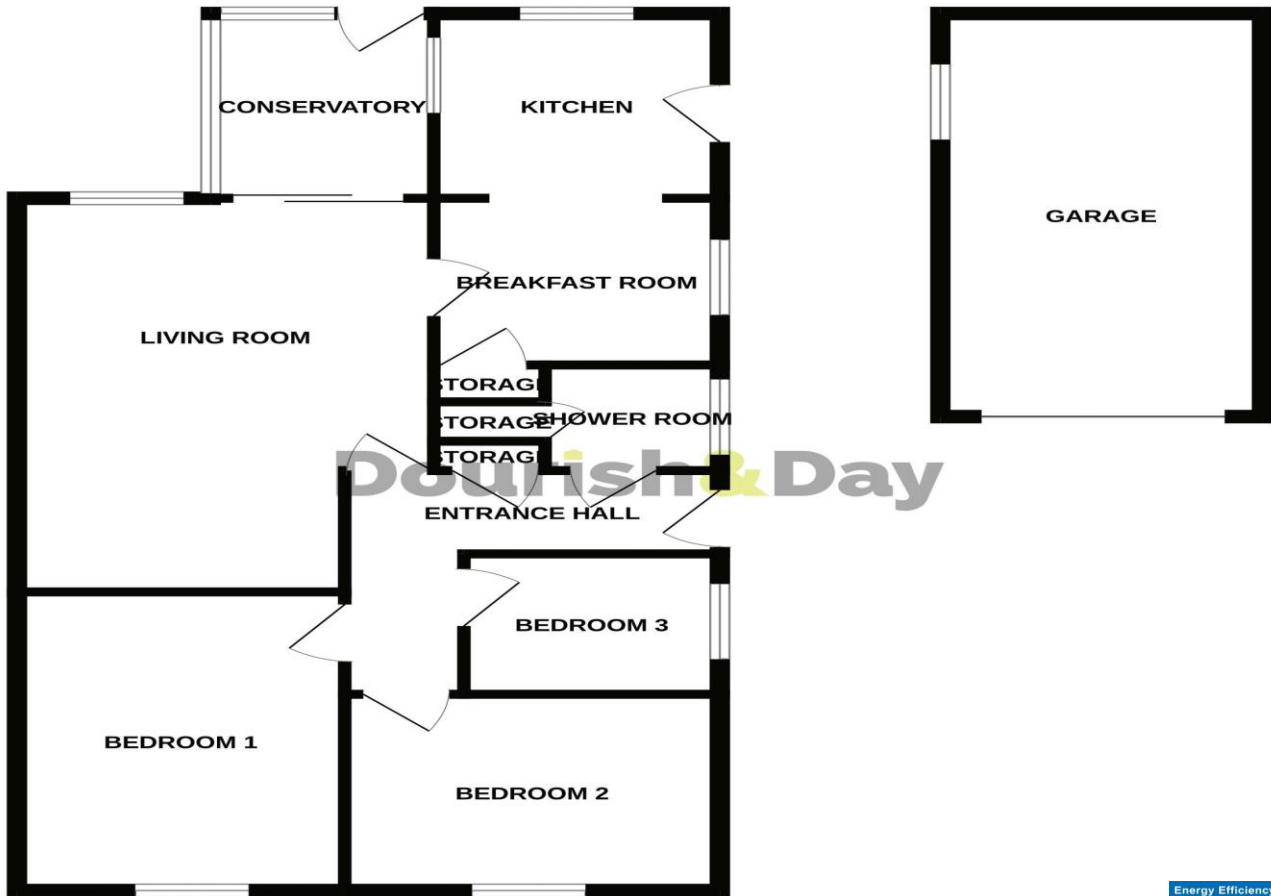
Having an up and over door to front, window to side, and facility/space for a washing machine.

**Outside Rear**

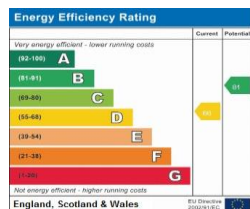
With wrought iron side access gate to the side driveway leading to the paved patio seating area, the majority being laid mainly to lawn, shrubs to the surround, space for a greenhouse/shed, and is enclosed by panelled fencing.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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