



Offers Over £290,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: A

## Cannock

Cannock Wood Street  
Cannock Staffordshire



*Nestled on the outer edge of and having access via the rear garden to Hazelslade Nature Reserve as well as having convenient access to Cannock Chase, An Area Of Outstanding Natural Beauty!*

Being superbly appointed throughout, this outstanding semi detached home is ready to move into, with an inviting entrance hall, spacious living room/diner with a stunning feature wood burner, Contemporary refitted kitchen, first floor gallery landing with a feature arched window with a pleasant outlook, three bedrooms and a contemporary refitted bathroom! The exterior has a fore garden and driveway providing ample off road parking and a garage store, while the rear is complimented by a superb garden, access to the utility and outhouse storage!! In addition there is granted planning permission for a two storey side and rear extension to create additional living space and 1 additional bedroom, APPLICATION NUMBER CH/22/0260, Book your viewing early!

- Superbly Appointed Semi Detached
- Nature Reserve To Rear
- Three Bedrooms & Refitted Bathroom
- Refitted Kitchen & Superb Living Room
- Great For Cannock Chase
- Garage & Driveway

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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hellopenkridge@dourishandday.co.uk



## Agents Note-Planning Permission

Planning Permission has been granted for a Two storey side and rear extension to create additional living space and 1 additional bedroom. APPLICATION NUMBER CH/22/0260

## Entrance Hallway

A superb & inviting hallway, having a turned staircase to the first floor, tiled flooring, a double glazed window & door to the side elevation and internal solid wood doors to;

## Lounge & Dining Space 18' 7" x 10' 11" (5.67m x 3.33m)

A stunning & cosy living room with wood wall panelling to dado rail, ceiling coving, two ceiling roses, a stunning feature cast-iron wood burner set on a tiled hearth with timber mantel over, a vertical radiator and two double glazed windows to the front elevation.

## Kitchen 12' 4" x 11' 5" (3.77m x 3.49m)

A stunning refitted kitchen featuring a matching range of modern contemporary styled range of wall, base & drawer units with fitted worksurfaces incorporating a sink unit with a mixer tap with extendable attachment. Appliances include a fitted oven & hob, integrated fridge/freezer & washing machine. There is a wall mounted gas central heating boiler, feature wood wall panelling to dado rail, tiled flooring, a radiator and double glazed window & door leading out to the rear patio.



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## First Floor Landing

A feature galleried landing with door to storage cupboard, ceiling coving, central ceiling light rose, access hatch to loft space, feature wooden panelling to dado rail, a double glazed window to the side elevation, arch to feature window with view over neighbouring nature reserve and internal solid wood doors to;

## Bedroom One 11' 3" x 10' 11" (3.43m x 3.33m)

A double bedroom having a central ceiling rose, radiator and a double glazed window to the front elevation.

## Bedroom Two 9' 3" x 5' 3" (2.83m x 1.60m) excluding wardrobe space

Having fitted wardrobes, ceiling coving, central ceiling rose, a double glazed window to the rear elevation enjoying pleasant views of the garden & neighbouring nature reserve and a radiator.

## Bedroom Three 10' 0" x 6' 8" (3.06m x 2.02m)

Having ceiling coving & central light rose, a double glazed window to the front elevation and a radiator.

## Bathroom 6' 2" x 6' 2" (1.88m x 1.87m)

Fitted with a modern contemporary styled white suite comprising of a panelled bath with shower over & screen to side, a low-level WC with enclosed cistern and a wash hand basin set into top with chrome mixer tap over & storage beneath. The room also benefits from having a chrome towel radiator, tiled flooring, tiled walls, ceiling spotlights and a double glazed window to the rear elevation.

## Outside Front

The property is approached over a block paved driveway providing off-street vehicle parking and access to the detached garage and main entrance door. To the side of the driveway is a lawned foregarden with hedging & decorative gravelled borders.

## Outside Rear

A stunning, enclosed rear garden which features an outdoor paved patio seating area with low-maintenance gravelled pathways leading to the rear access gate onto the neighbouring nature reserve. There is a further timber decked area, a lawned garden area, a further artificial lawned garden area with raised timber sleeper plants and a variety of established plants & shrubs. There is access to an outhouse/storage building with utility room. and is enclosed by panelled fencing.

## Utility 9' 5" x 8' 0" (2.87m x 2.44m)

Accessed via the rear garden patio and is fitted with base & eye-level units, space for appliances and internal door to garage/store. There is also a double glazed window to the rear elevation.

## Garage/Store 8' 4" x 8' 0" (2.54m x 2.44m)

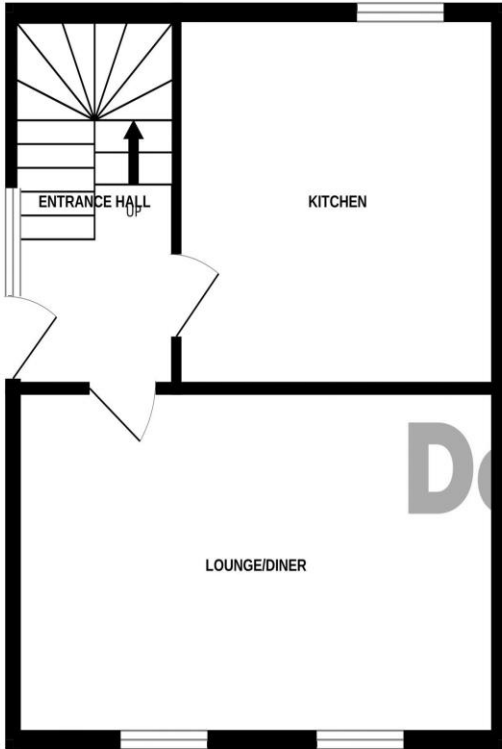
Having two timber doors to the front elevation & internal door.

## ID Checks

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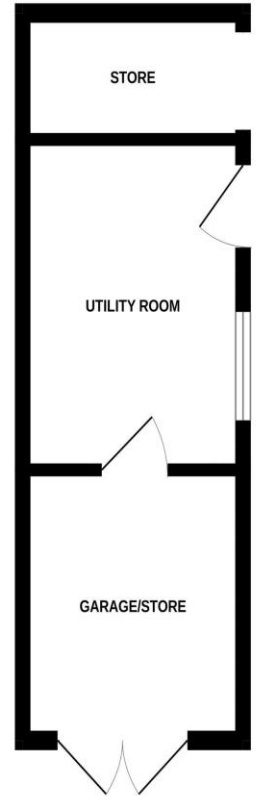
GROUND FLOOR



1ST FLOOR



OUTSIDE



Dourish & Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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