



£575,000

KEY TENURE: **Freehold**

EPC RATING: **C**

COUNCIL TAX BAND: **F**

Cannock

Chaseley Croft
Cannock Staffordshire WS11



Calling all buyers! If you are searching for a spacious family home that needs no modernisation, look no further than this beautiful four-bedroom detached property. Located close to Cannock Town Centre, with its array of shops and amenities, and a short drive to Cannock Chase, perfect for picturesque family walks, this home offers both convenience and charm.

Step inside to find an entrance hall leading to a living room, a sitting room, a large kitchen/dining/snug area, a utility room, and a guest WC all located on the ground floor. The first floor boasts four spacious bedrooms, with an ensuite to the master bedroom, and a family bathroom completing this level. Externally, the property features a large driveway providing ample off-road parking for several vehicles, a garage, and a beautifully designed private rear garden complete with a summer house/workshop, perfect for relaxing or entertaining. This property is simply stunning throughout and must be viewed to be fully appreciated. Don't delay—call us today to arrange your viewing appointment and avoid disappointment!

- Beautifully Presented Detached Family Home
- Four Spacious Double Bedrooms
- Living Room, Sitting Room & Kitchen/Dining/Snug
- Guest WC, Family Bathroom & Ensuite
- Driveway, Garage, & Enclosed Private Rear Garden
- A Short Drive To Cannock Town & Cannock Chase

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

A light & spacious entrance reception area accessed through a modern double glazed composite entrance door to the front elevation and having stairs off, rising to the first floor landing & accommodation, having feature exposed timber wood spindles & bannister rail, herringbone patterned wood effect flooring, a radiator, and inset ceiling downlighting throughout.

Sitting Room 16' 0" x 8' 5" (4.88m x 2.57m)

A versatile reception room having feature herringbone wood effect flooring, a radiator, and a double glazed window to the front elevation.

Living Room 16' 8" x 11' 9" (5.09m x 3.58m)

A spacious living room with a feature gas fire inset within the chimney breast, radiator and a double glazed bay window to the front elevation. An open archway provides access to the kitchen/dining & snug.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Kitchen, Dining & Snug Space 10' 2" x 36' 9" (3.10m x 11.19m)

A substantial "hub of the home" room, offering a spacious dining area flowing through into the kitchen area which comprises of a matching range of fitted wall, base & drawer units with fitted granite countertops incorporating an inset 1.5 bowl sink/drainer with mixer tap over. Appliances include; a fitted double oven, a six-ring gas hob with wide extractor hood over, an integrated dishwasher & wine cooler with space to accommodate an American style freestanding fridge/freezer. The room also benefits from having porcelain tiled flooring, inset ceiling downlighting throughout, two radiators, a double glazed window to the rear elevation, and a further two double glazed double doors to the rear elevation providing views and access to the private & enclosed rear garden.



Utility Room 5' 0" x 8' 5" (1.52m x 2.57m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces incorporating an inset sink/drainer with chrome mixer tap and having under-counter space & plumbing for appliance(s). There is part-ceramic splashback tiling to the wall surfaces and a double glazed door & window to the side elevation.



Guest WC 6' 2" x 6' 11" (1.87m x 2.11m)

Fitted with a suite comprising of a low-level WC with enclosed cistern, and a 1.5 bowl wash hand basin with ceramic splashback tiling to the wall surface. There is inset ceiling downlighting and tiled flooring.

First Floor Galleried Landing

Having a double glazed window to the front elevation and access to the loft space.

Bedroom One 15' 4" x 11' 10" (4.68m x 3.60m)

A large double bedroom, having inset ceiling downlighting, a radiator and a double glazed window to the rear elevation. A further internal door leads into the En-suite.



En-suite (Bedroom One) 6' 8" x 6' 10" (2.03m x 2.09m)

Fitted with a suite comprising of a low-level WC with enclosed cistern, a wash hand basin set into top with chrome mixer tap over & storage beneath, and a quadrant screened shower cubicle. The room also benefits from having ceramic splashback tiling to the wall surfaces, tiled flooring, a chrome towel radiator, inset ceiling downlighting and a double glazed window to the rear elevation.





Bedroom Two 10' 7" x 11' 9" (3.22m x 3.59m)

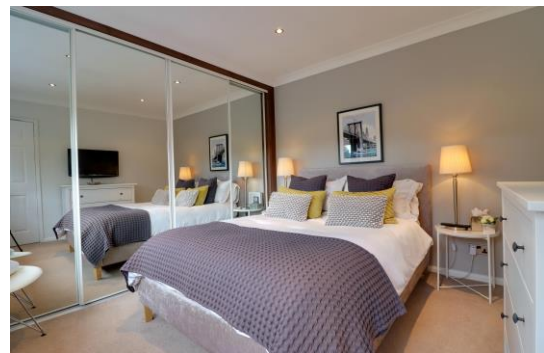
A second double bedroom featuring triple fitted wardrobes. The bedroom also has inset ceiling downlighting, a radiator and a double glazed window to the front elevation.

Bedroom Three 9' 5" x 8' 2" (2.86m x 2.48m)

A third smaller double bedroom, having a double glazed window to the front elevation and a radiator.

Bedroom Four 10' 2" x 8' 3" (3.09m x 2.52m)

A fourth double bedroom, having a built-in cupboard which houses a gas central heating boiler, a double glazed window to the rear elevation and a radiator.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Bathroom 5' 10" x 8' 2" (1.78m x 2.50m)

Fitted with a white suite comprising of a low-level WC, a wash hand basin set into top with chrome mixer tap over & storage beneath, and a panelled bath with chrome mixer tap and a rain style shower over. The room also benefits from having part-tiled walls, tiled effect flooring, a chrome towel radiator and inset ceiling downlighting.



Outside Front

The property is approached over a large driveway which provides access to the garage and main entrance door to the front elevation providing off-street parking for several vehicles. There is timber gated access to the side of the property leading to the rear garden and a large storage area.

Garage 16' 5" x 8' 0" (5.00m x 2.45m)

A single garage, having an up and over garage door to the front elevation and benefitting from having both power & lighting.



Outside Rear

A beautifully presented, private & enclosed rear garden which features an outdoor paved seating & entertaining area which leads onto a manicured lawned garden and a further outdoor decorative tiled seating area with a variety of raised planting beds housing a range of established plants & shrubs and also accommodates a large garden room/workshop building.

Garden Room/Workshop 23' 2" x 7' 5" (7.06m x 2.26m)

A spacious and versatile addition to the home & garden having wood effect flooring, split into two areas (garden/sun room & workshop. The building benefits from having both power & lighting installed and is accessed through double glazed double doors.



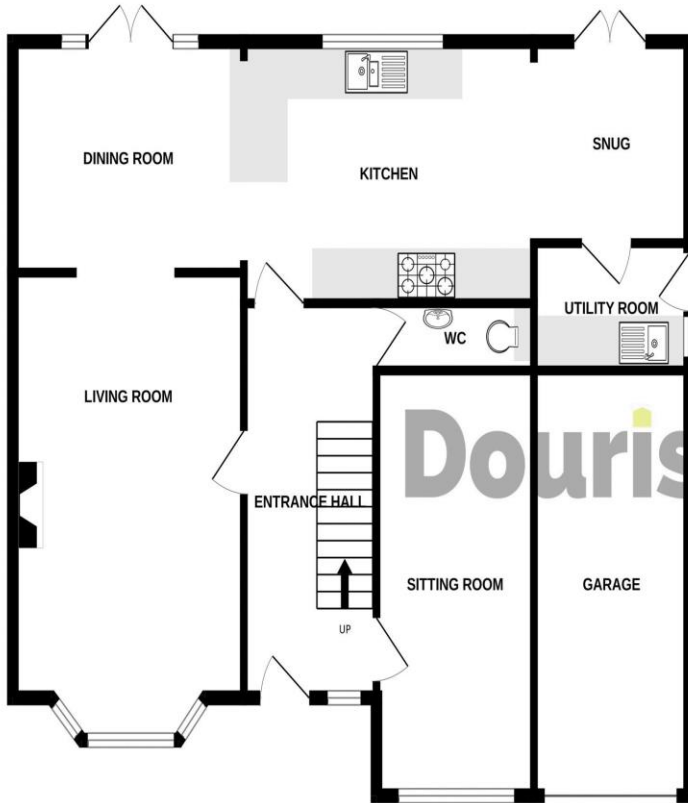
You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

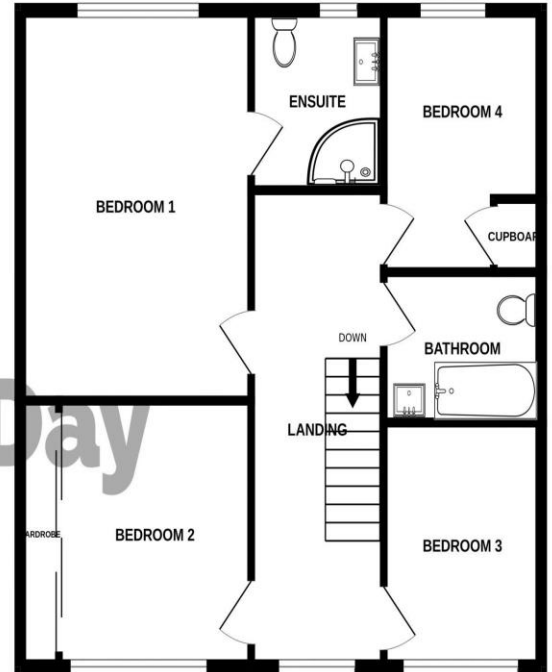
01785 223344

hello@dourishandday.co.uk

GROUND FLOOR



1ST 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		69
39-54	E		
21-38	F		
1-20	G		79

Not energy efficient - higher running costs
England & Wales EU Directive 2002/91/EC
www.epc4u.com



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk