



£375,000

🔑 TENURE: Freehold

📊 EPC RATING:

💷 COUNCIL TAX BAND: D

Heath Hayes Cannock

Salisbury Drive Heath Hayes
Cannock Staffordshire



SO HARD TO SAY NO... to this fantastic home on Salisbury Drive! This four bedroom detached home stands proud and occupies a favourable plot conveniently located for the NEW McArthurGlen Designer Outlet!

Not only that, Cannock Chase, an area renowned for superb woodland walks and excellent mountain bike tracks is also nearby. The house offers spacious accommodation throughout which includes an enclosed porch, entrance hallway, living room, dining room, conservatory, fitted kitchen, utility room and a guest W/c completes the ground floor accommodation. The first-floor features five bedrooms with an Ensuite to the master and a family bathroom. Outside this particular property benefits from a driveway and a garage to the front, in addition there is a private enclosed rear garden. As you can see this property has it all so call us today to book your viewing today!

- Ideal For The Family Purchaser
- Spacious Five Bedroom Detached
- Master En Suite & Family Bathroom
- Two Receptions & Utility
- Garage & Conservatory
- No Onward Chain

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4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Entrance Porch

Being accessed through double glazed door with double glazed side window and quarry tiled floor. An entrance door leads to:

Entrance Hall

Having laminate floor, stairs to first floor with useful understairs storage cupboard.

Living Room 17' 0" x 11' 3" (5.18m x 3.42m)

Having a feature gas fire set within a decorative surround, coving, laminate floor, radiator and double glazed window to the front elevation. An arch leads to:

Dining Room 10' 2" x 9' 9" (3.11m x 2.98m)

Having laminate floor, radiator and double glazed sliding patio door giving access to:

Conservatory 9' 6" x 9' 5" (2.89m x 2.88m)

Having double glazed windows and French doors giving views and access to the rear garden.

Kitchen 10' 10" x 9' 8" (3.29m x 2.95m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset sink unit. Range of integrated appliances including



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an oven, hob and cooker hood over. Further appliance spaces, built-in breakfast bar and double glazed window to the rear elevation.

Utility Room 6' 8" x 5' 1" (2.04m x 1.55m)

Having a range of base units with fitted work surfaces having an inset sink with tiled splashbacks. Spaces for washing machine and dryer, radiator, double glazed window to the side elevation and double glazed window to the rear elevation.

Guest Cloaks / WC

Having a suite including a wall mounted wash hand basin with tiled splashbacks, low level WC and double glazed window to the side elevation.

First Floor Landing

Having access to loft space and airing cupboard.

Bedroom One 12' 6" x 10' 11" (3.81m x 3.33m)

Having built-in wardrobes, radiator and double glazed window to the front elevation.

Ensuite Shower Room 5' 0" x 4' 11" (1.52m x 1.50m)

Being refitted in a contemporary style having a tiled shower cubicle with fitted shower, vanity wash hand basin with a cupboard beneath and chrome mixer tap and low level WC. Towel radiator, tiled floor and double glazed window to the front elevation.

Bedroom Two 13' 3" x 7' 8" (4.04m x 2.33m)

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

Bedroom Three 10' 7" x 9' 11" (3.23m x 3.02m)

Having a radiator and double glazed window to the rear elevation.

Bedroom Four 10' 11" x 7' 8" (3.32m x 2.34m)

Having a radiator and double glazed window to the rear elevation.

Bedroom Five 7' 7" x 7' 1" (2.31m x 2.15m)

Having a wall mounted gas central heating boiler, radiator and double glazed window to the rear elevation.

Family Bathroom 6' 4" x 6' 4" (1.92m x 1.92m)

Being refitted in a contemporary style and having a white suite which includes a panelled bath, pedestal wash hand basin and low level WC. Towel radiator, tiled floor, tiled walls and double glazed window.

Outside - Front

The garden is mainly laid to lawn with a tarmac drive providing off-road parking and leading to:

Garage 18' 2" x 7' 9" (5.54m x 2.37m)

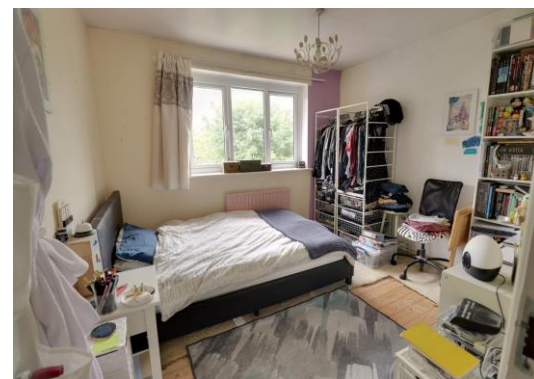
Having an up and over door to the front.

Outside - Rear

The private and enclosed rear garden includes a paved patio area overlooking the remainder of the garden which is mainly laid to lawn with a variety of beds having plants, shrubs and trees.

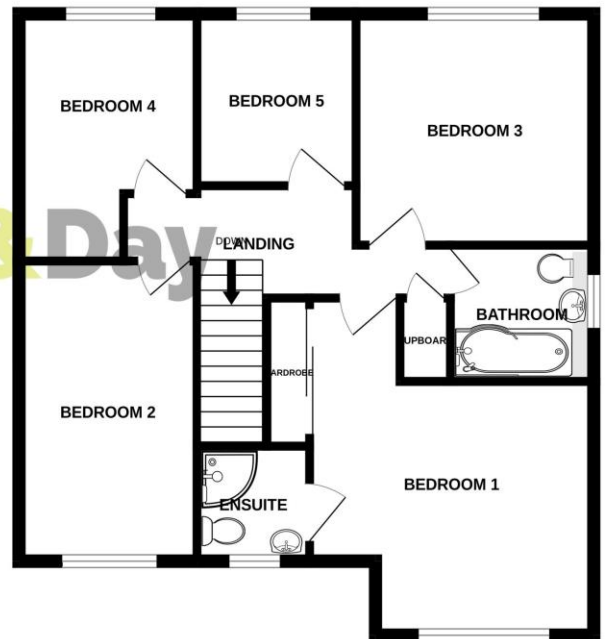
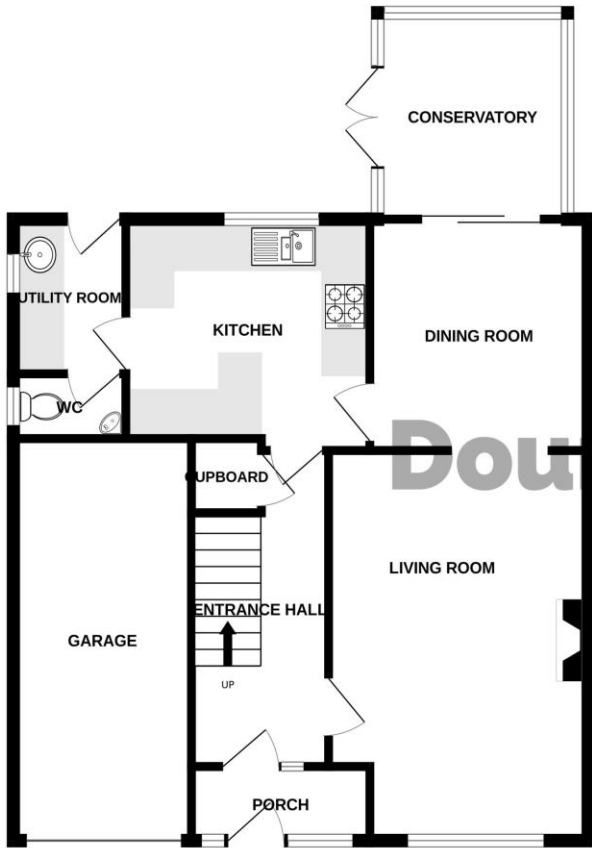
Agents Note

Note: We understand that probate has been granted.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	82

England, Scotland & Wales

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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