



£250,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: C

Cannock

Falcon Close
Cannock Staffordshire



Situated in the popular Shoal Hill Location offering easy access to Cannock town centre, train station, McArthurGlen designer village, ideal for major transport links but also offers easy access to Cannock Chase and Shoal Hill Common an area of outstanding natural beauty.

In brief this superbly presented semi detached bungalow consists of a well presented and refitted kitchen, spacious living room, inner lobby leading to both bedrooms and the stunning refitted bathroom. In addition there is a private and delightful rear garden, front garden and driveway providing ample off road parking extending to the side and providing access to the detached garage. With vacant possession and no upward chain, opportunities like this are as rare as hens teeth, so book your viewing now!

- Greatly Improved & Well Presented Bungalow
- Semi Detached With Two Bedrooms
- Stunning Refitted Kitchen & Bathroom
- Detached Garage & private Garden
- Near Shoal Hill Common & The Chase
- Handy For Cannock Centre

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4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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Entrance Hall

With solid wood doors to two useful storage cupboards, double glazed window and door to the side elevation, open plan archway to the kitchen and internal door to the lounge.

Contemporary Refitted Kitchen 7' 4" x 6' 11" (2.24m x 2.12m)

Superb stunning contemporary refitted kitchen with a range of base and eye level units, fitted work surfaces incorporating a sink unit with chrome mixer tap and tiled splashbacks, fitted oven and induction hob, space for fridge, serving hatch to the living room, laminate flooring, gas central heating boiler and double glazed window to the front elevation.

Living Room 20' 4" x 10' 11" max, 9' 4" min (6.21m x 3.32m max, 2.88 min)

With a gas fire set in a brick surround, radiator, double glazed window to the front elevation and solid wood door to:

Inner Hallway

With loft access hatch and internal solid doors to:



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Bedroom One 16' 8" x 7' 11" (5.09m x 2.41m)

With a radiator and double glazed window to the rear garden.

Bedroom Two 11' 9" x 8' 7" (3.57m x 2.61m)

With built in wardrobes, a radiator and double glazed window and French doors to rear garden.

Bathroom 7' 4" x 5' 6" (2.23m x 1.68m)

A superb refitted bathroom comprising of a white suite having a P-shaped panelled bath with chrome mixer tap, shower with chrome fittings over and screen to side, vanity wash hand basin with cupboard beneath and chrome mixer tap, low level flush WC, chrome towel radiator, tiled walls, laminate flooring and double glazed window to the side elevation.

Outside - Front

There is a lawned foregarden, a block paved drive providing ample off road parking extending to the side further leading to the detached rear garage.

Garage 17' 0" x 8' 7" (5.17m x 2.61m)

Having an up and over door to the front elevation and double glazed window to the rear elevation.

Outside - Rear

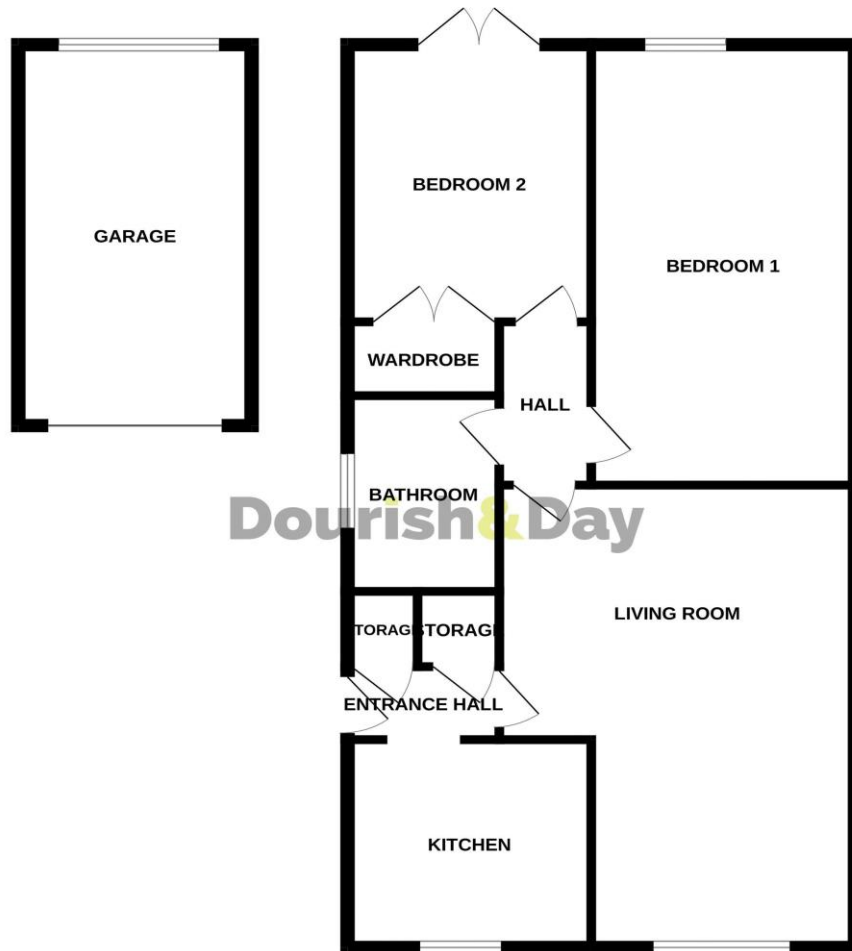
With a block paved patio seating area, mainly laid to lawn, a second paved patio seating area situated at the rear of the garage, flower beds, plants and shrubs, enclosed by panelled fencing.

Agents Note

Note: We understand that probate has been granted.



GROUND FLOOR



Dourish & Day

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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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