

£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

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

hellopenkridge@dourishandday.co.uk



## 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 fore garden, 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.

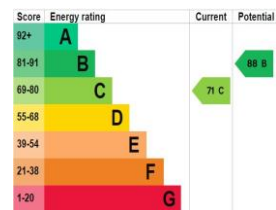
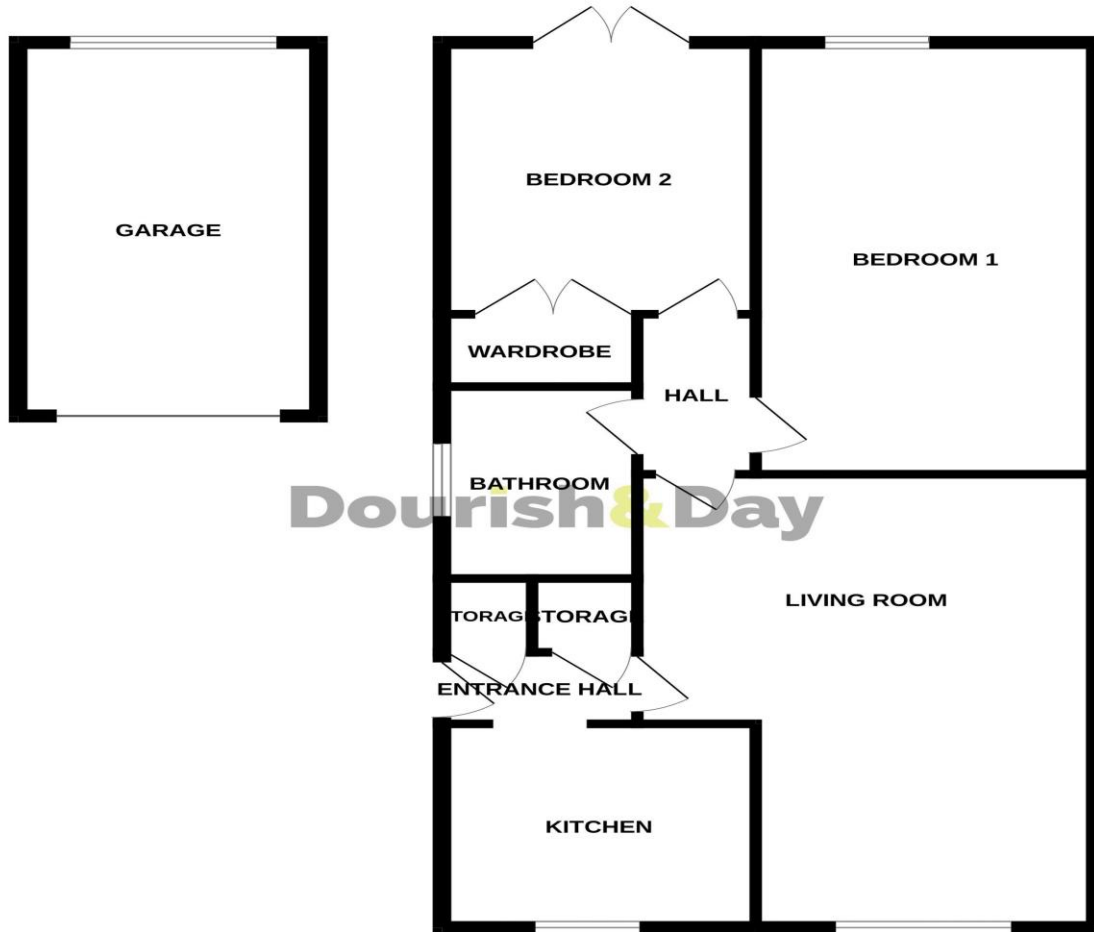
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## GROUND FLOOR



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