



CHARIOT ESTATES

INDEPENDENT ESTATE AGENTS

18 PEBBLE MILL DRIVE, CANNOCK, STAFFS, WS11 6UT

£295,000





Chariot Estates are pleased to market this three/four bedroom detached family home, set on the edge of Cannock being close to bus routes schools and the town centre. Briefly comprising of GCH, DG, porch, hall, open plan kitchen/diner, lounge/diner, conservatory, bathroom, separate W.C & rear garden.

Set off away from the road there is a good sized frontage which incorporates a driveway providing off road parking with access via a double glazed door into:

PORCH:

Having a further door into:

OPEN PLAN KITCHEN/ DINER:

FITTED KITCHEN:

4.20m x 2.21m Having a range of matching wall and base units, preparation surfaces, inset sink and drainer with mixer taps, Bosch integrated double oven and microwave, five ring gas hob with extractor hood, integrated dishwasher and fridge, breakfast bar, radiator, double glazed window to the fore, double glazed window to the side and a double glazed door leading to the rear garden.

DINING ROOM:

3.87m x 2.35m Having a radiator and a double glazed window to fore.

HALLWAY:

Having a useful understairs storage cupboard, stairs leading to the first floor accommodation and door into the lounge.



LOUNGE:

5.44m x 3.40m Having a feature fireplace with surround, radiator, double glazed window and a double glazed patio doors leading to the conservatory.

CONSERVATORY:

5.68m x 1.79m Tiled flooring utility area and double glazed french doors leading to the rear garden.

LANDING:

Having access to the roof void being part boarded with lighting and a drop down ladder, roof access, storage cupboard and doors to:

BEDROOM ONE:

5.46m x 3.07m Having a radiator, two double glazed windows to the rear and a built in double wardrobe (this room could easily converted into two bedrooms)

BEDROOM TWO:

3.51m x 3.02m Having a built in wardrobe/storage cupboard, radiator and a double glazed window to the rear.

BEDROOM THREE:

3.45m x 2.64m Having a radiator, double glazed window to the rear and a built in wardrobe/storage cupboard.

W.C:

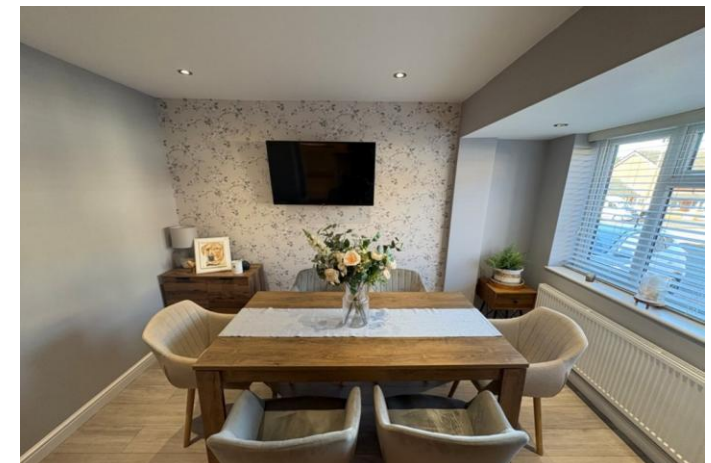
Having full height wall tiling incorporating the floor tiling, low level flush W.C and a double glazed window to the rear.

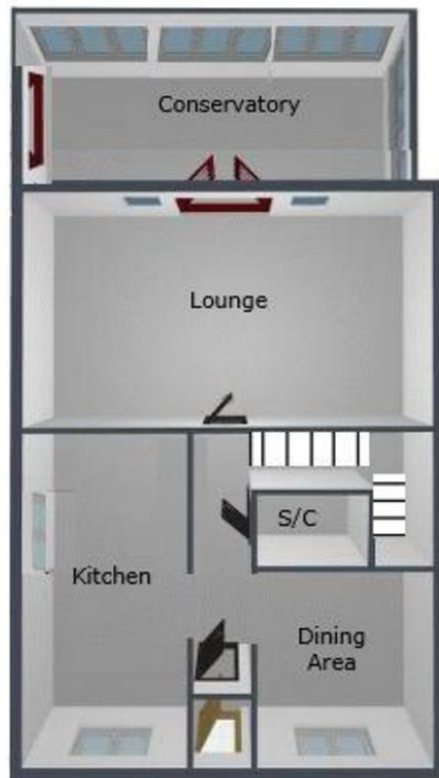
**BATHROOM:**

Having a white suite comprising of a bath with shower over, full height wall tiling incorporating the floor tiling wash hand basin set into a vanity unit and a double glazed window to the side.

REAR GARDEN:

Having a paved patio area, step down good sized lawn with planted shrubs and plants, the train line runs to the rear of the garden





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		