



HATHERTON ROAD, SHOAL HILL



Ground Floor

Entrance Porch

Enter via a composite/partly double glazed door and having uPVC/double glazed window to the front and side aspects and a door to the hallway.

Hallway

Having a uPVC/double glazed door from the entrance porch with uPVC/double glazed windows either side, a ceiling light point, a coved ceiling, a central heating radiator, understairs storage, laminate flooring, a staircase leading to the first floor landing and doors to the lounge, the dining room and the breakfast room which leads to the kitchen.

Lounge 15' 4" max x 10' 11" (4.67m max x 3.32m)

Having a walk-in bay window to the front aspect fitted with Roman blinds, a ceiling light point, central heating radiator, a coved ceiling, carpeted flooring, a gas fire with a fireplace surround, wall lighting and open plan to the dining room.

Dining Room 13' 1" x 11' 1" (3.98m x 3.38m)

Having a ceiling light point, a central heating radiator, a coved ceiling, laminate flooring, a door to the kitchen and a set of French doors with windows either side to the conservatory.

Conservatory 10' 2" x 10' 1" (3.10m x 3.07m)

Having uPVC/double glazed windows to the side and rear aspects as well as one to the kitchen. Also having a set of uPVC/double glazed French doors to the rear garden, laminate flooring, wall lighting and a door to the kitchen.

Kitchen & Breakfast Room

19' 7" max x 17' 9" max (5.96m max x 5.42m max)

Breakfast Room 9' 11" x 7' 9" (3.01m x 2.37m)

Being open plan to the kitchen and having ceiling spotlights and Karndean flooring.

Kitchen 9' 8" x 17' 9" (2.95m x 5.42m)

Being fitted with a range of gloss-finished wall, base and drawer units with Quartz worksurfaces and matching upstands. Also having a breakfast island, uPVC/double glazed windows to the rear aspect and another to the conservatory, a double glazed Orangery style skylight lantern, ceiling spotlights, a set of uPVC/double glazed French doors to the rear aspect opening to the rear garden, Karndean flooring, an inset sink with drainer grooves and a mixer tap, a slimline wine cooler, a plinth heater, a door to the utility room and a range of integrated appliances which include: two electric ovens, a microwave, an induction hob, a stainless-steel extraction hood, a dishwasher and an upright fridge/freezer.

Utility Room 10' 2" x 9' 4" (3.1m x 2.84m)

Having gloss-finished base units with laminate worksurfaces over, a stainless steel sink with a drainer unit and a mixer tap, a ceiling light point, an extraction fan, laminate flooring, a central heating radiator, the boiler, plumbing for a washing machine, space for a dryer and a door to the integral garage.



Downstairs WC

Having a uPVC/obscure double glazed window to the side aspect, a ceiling light point, a chrome-finished central heating towel rail, a WC and a wash hand basin with a cupboard below and a mixer tap fitted.

First Floor

Split-Level Landing

Having a ceiling light point, carpeted flooring and doors which lead to the four bedrooms and the family bathroom.

Bedroom One 15' 1" x 10' 2" (4.59m x 3.10m)

Having a uPVC/double glazed window to the front aspect fitted with vertical blinds, a ceiling light point, a central heating radiator, a coved ceiling, carpeted flooring, a door to the en-suite shower room and fitted furniture which include: wardrobes, a dressing table and drawers.

En-suite Shower Room

Having a uPVC/obscure double glazed window to the rear aspect fitted with a Roman blind, ceiling spotlights, an extraction fan, a central heating radiator, partly tiled walls, a WC, a wash hand basin unit with mixer taps and cupboards below, a wall unit, tiled flooring and a corner shower cubicle with a thermostatic shower installed.

Bedroom Two 14' 9" x 11' 0" (4.49m x 3.35m)

Having a uPVC/double glazed walk-in bay window to the front aspect fitted with vertical blinds, a ceiling light point, a central heating radiator, a coved ceiling, laminate flooring and fitted wardrobes.

Bedroom Three 13' 3" x 11' 0" (4.04m x 3.35m)

Having a uPVC/double glazed window to the rear aspect fitted with vertical blinds, a ceiling light point, a central heating radiator, a coved ceiling, carpeted flooring and fitted furniture which include: wardrobes, a dressing table, drawers and shelving.

Bedroom Four 8' 0" x 7' 0" (2.44m x 2.13m)

Having a uPVC/double glazed window to the front aspect fitted with vertical blinds, a ceiling light point, a central heating radiator, a coved ceiling and carpeted flooring.

Family Bathroom

Having a uPVC/obscure double glazed window to the rear aspect fitted with a roller blind, ceiling spotlights, a central heating radiator, a WC, a wash hand basin, partly tiled walls, tiled flooring and a P-shape bath with a thermostatic shower over fitted with a glass splash screen.

Outside

Front

Having a tarmac driveway which is suitable for multiple cars, a lawn and a variety of bushes and trees. Also having access to the rear garden via the side gate and access to the garage.

Garage 15' 7" x 10' 3" (4.76m x 3.12m)

Having power, lighting and an up & over door to the front aspect opening to the driveway.

Rear

Being mainly lawn with a large patio seating area which is retained by a low-level feature wall. Having a variety of plants, shrubs and trees, access to the front via the side gate, outdoor security lighting, an outside cold-water tap, a greenhouse and a wooden shed.



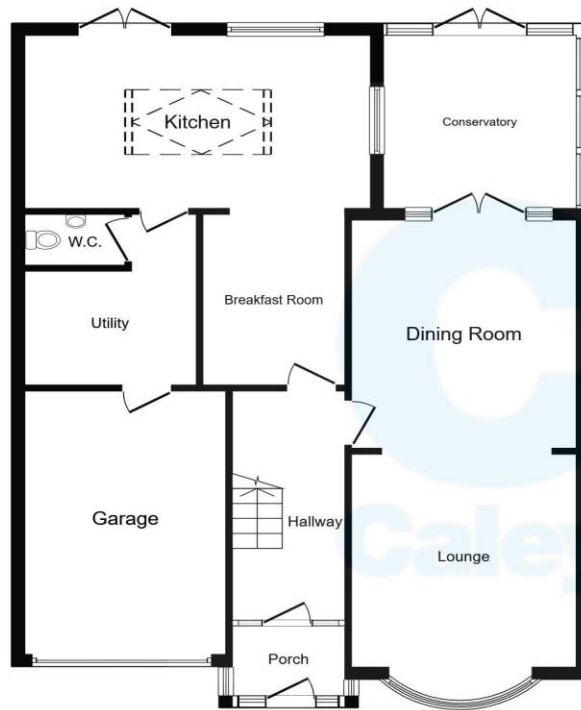




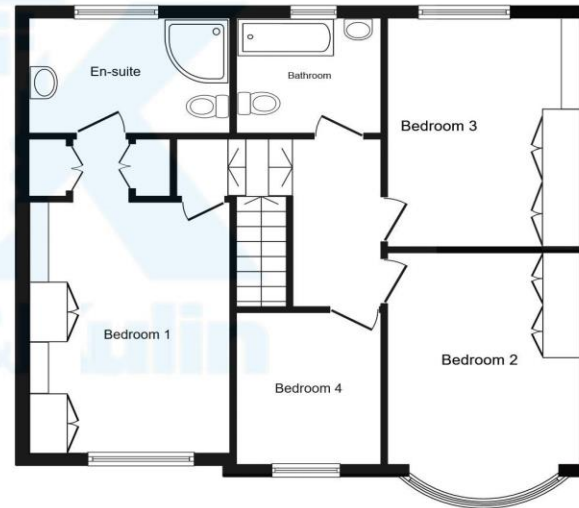




* A four bedroom family home in one of the most sought after locations in Cannock *



Ground Floor



First Floor

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