



WARDLES LANE, GREAT WRILEY



Ground Floor

Entrance Porch

Enter via a composite/partly double glazed front door and having a ceiling light point, carpeted flooring and a door opening to the hall.

Hall

Enter the property via a partly glazed door and having a ceiling light point, a vertical central heating radiator, a carpeted stairway leading to the first floor and doors opening to the lounge and the reception room/bedroom five.

Lounge

14' 10" x 11' 10" (4.52m x 3.60m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, wall lighting, a central heating radiator, carpeted flooring, an opening to the dining room and a television aerial point.

Dining Room

8' 10" x 15' 0" (2.69m x 4.57m)

6' 6" x 6' 6" (1.98m x 1.98m)

Having uPVC/double glazed French doors to the rear aspect opening to the garden, three ceiling light points, two central heating radiators, carpeted flooring and doors opening to the inner hall and a storage cupboard.

Inner Hall

Having a ceiling light point, carpeted flooring, an opening to the kitchen and doors opening to the reception room/bedroom five and the guest WC.

Kitchen

17' 0" max x 15' 1" (5.18m max x 4.59m)

Being fitted with a range of wall, base and drawer cabinets with laminate work surface over and matching upstands and having a uPVC/double glazed window to the rear aspect, two ceiling skylights, a coved ceiling with ceiling spotlights, a central heating radiator, vinyl flooring, a one and a half bowl stainless steel sink with a mixer tap fitted and a drainer unit, an electric built-under oven with a five-burner gas hob and a stainless steel chimney style extraction unit over, an integrated fridge and freezer, both an integrated washing machine and dishwasher and a uPVC/partly double glazed door to the rear aspect opening to the garden.

Reception Room/Bedroom Five

14' 0" x 6' 11" (4.26m x 2.11m)

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

Downstairs WC

Having an obscured uPVC/double glazed window to the side aspect, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, ceiling spotlights, a central heating radiator and vinyl flooring.

First Floor

Landing

Having ceiling spotlights, access to the boarded loft space, carpeted flooring, a partly glazed balustrade, an airing cupboard and doors opening to the four bedrooms and the family bathroom.

Bedroom One

12' 9" x 8' 9" (3.88m x 2.66m)

Having a uPVC/double glazed window to the front aspect, ceiling spotlights, a central heating radiator, carpeted flooring and a door opening to a walk-in wardrobe.

Walk-in Wardrobe

Having an obscured uPVC/double glazed window to the front aspect, ceiling spotlights, a central heating radiator, carpeted flooring, fitted wardrobes and fitted dressers.

Bedroom Two

11' 0" x 8' 10" (3.35m x 2.69m)

Having a uPVC/double glazed window to the front aspect, ceiling spotlights, a central heating radiator and laminate flooring.

Bedroom Three

13' 10" x 7' 0" (4.21m x 2.13m)

Having a uPVC/double glazed window to the front aspect, a coved ceiling with ceiling spotlights, a central heating radiator, built-in wardrobes, carpeted flooring and access to the boarded loft space.

Bedroom Four

7' 10" x 6' 11" (2.39m x 2.11m)

Having a uPVC/double glazed window to the rear aspect, a central heating radiator, a ceiling light point and laminate flooring.

Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, ceiling spotlights, a chrome-finished central heating towel rail, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, vinyl flooring, partly tiled walls, an extraction unit and a bath with a thermostatic shower over and a mixer tap fitted which has a hand-held shower head.

Outside

Front

Having a large driveway suitable for parking multiple vehicles, a low-level hedge and access to the rear of the property via a wooden side gate.

Rear

A large garden which has a patio dining area, steps up to a lawn which is retained by wooden sleepers, a bark-chipped area, a shed, planted borders, a cold-water tap and access to the front of the property via a wooden side gate.



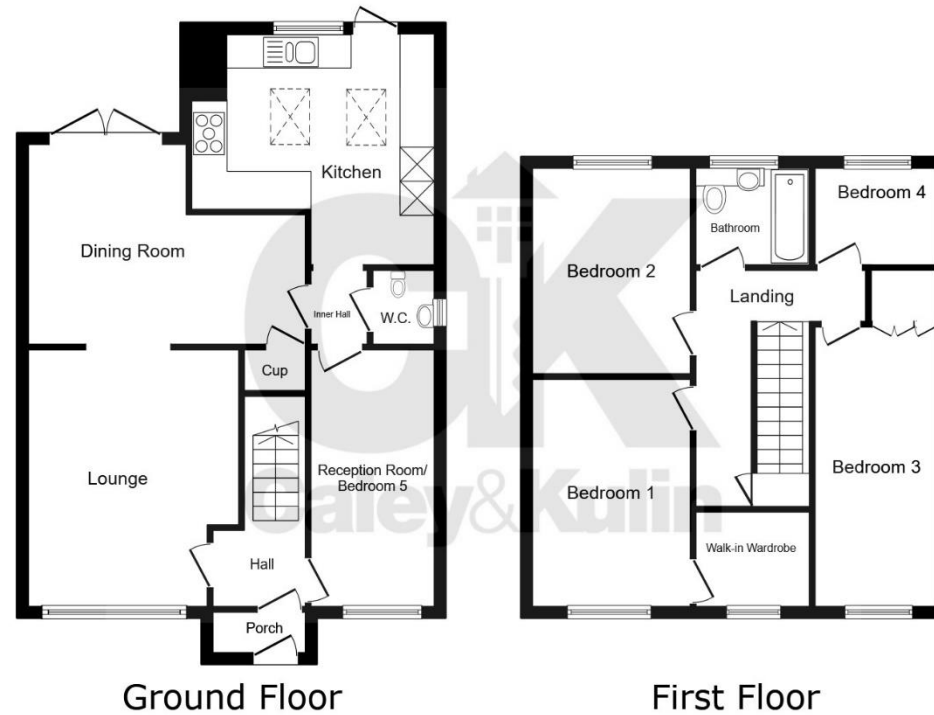








* A spacious and immaculately presented four bedroom family home *



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

To view this property please contact Caley & Kulin on:

Cannock: 01543 396880 **Stafford:** 01785 559880

Wolverhampton: 01902 953923

E-mail: info@candk.co.uk

Staffordshire House, Clay Street, Penkridge, Stafford, ST19 5AF

View this property online candk.co.uk

Council Tax Band: B

EPC Rating: C

Tenure: Freehold

Version: CK1925/001



Find us on facebook
facebook.com/candk.co.uk



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

See all our properties at www.candk.co.uk | www.rightmove.co.uk

