



MAYCROFT CLOSE, HEDNESFORD

FOR SALE

MAYCROFT CLOSE, HEDNESFORD, CANNOCK, WS12 4SJ Offers in the Region of £259,000



Ground Floor

Entrance Porch

Enter via a composite/partly double glazed front door and having a uPVC/double glazed window to the side aspect, a ceiling spotlight, tiled flooring and a door opening to the lounge.

Lounge

12' 7" x 15' 2" (3.83m x 4.62m)

Having a uPVC/double glazed window to the front aspect, a coved ceiling with two ceiling light points, two central heating radiators, laminate flooring, a television aerial point, a carpeted, spindle stairway leading to the first floor and an archway opening to the dining room.

Dining Room

9' 6" x 7' 3" (2.89m x 2.21m)

Having uPVC/double glazed French doors to the rear aspect opening to the conservatory, a coved ceiling, a ceiling light point with a fan, a central heating radiator, laminate flooring and a door opening to the kitchen.

Conservatory

9' 5" x 8' 11" (2.87m x 2.72m)

Being constructed from uPVC/double glazed windows to the side and rear aspects and having a ceiling light point with a fan, vinyl flooring and uPVC/double glazed French doors to the side aspect opening to the rear garden.

Kitchen

9' 5" x 7' 5" (2.87m x 2.26m)

Being fitted with a range of wall, base and drawer units with laminate work surface over and having a uPVC/double glazed window to the rear aspect, a ceiling light point, a built-under electric oven with a four-burner gas hob, an integrated extraction unit over and a glass splashback behind, a one and a half bowl, stainless steel sink with a mixer tap fitted and a drainer unit, plumbing for a dishwasher, space for an under-counter fridge or freezer, fully tiled walls, tiled flooring and doors opening to the utility and the pantry.

Utility

Having a uPVC/partly double glazed door to the rear aspect opening to the garden, two ceiling light points, a central heating radiator, plumbing for a washing machine, space for an under-counter fridge or freezer, space for a tumble dryer, tiled flooring, an extraction unit and doors opening to the shower room and the garage.

Downstairs Shower Room

Having an obscured uPVC/double glazed window to the rear aspect, a central heating radiator, a ceiling light point, a WC, a wash hand basin with a mixer tap fitted, fully tiled walls, tiled flooring and a shower cubicle with an electric shower installed.



First Floor

Landing

Having a coved ceiling with a ceiling light point, an airing cupboard, carpeted flooring, two points of loft access and doors opening to the five bedrooms and the family shower room.

Bedroom One

9' 6" x 8' 10" (2.89m x 2.69m)

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

Bedroom Two

10' 4" max x 8' 1" (3.15m max x 2.46m)

Having a uPVC/double glazed window to the front aspect, a central heating radiator, a coved ceiling with a ceiling light point, a built-in storage area and laminate flooring.

Bedroom Three

9' 10" x 6' 6" (2.99m x 1.98m)

Having a uPVC/double glazed window to the front aspect, a central heating radiator, a ceiling light point, built-in wardrobes and laminate flooring.

Bedroom Four

7' 3" x 6' 9" (2.21m x 2.06m)

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

Bedroom Five

6' 8" x 6' 7" (2.03m x 2.01m)

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

Family Shower Room

Having an obscured uPVC/double glazed window to the rear aspect, a central heating towel rail, a ceiling light point, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, fully tiled walls, vinyl flooring, an extraction unit and a double width, walk-in shower with a thermostatic shower installed.

Outside

Front

Having a tarmac driveway suitable for parking multiple vehicles and access to the integral garage.

Integral Garage

14' 7" x 6' 9" (4.44m x 2.06m)

Having power, lighting and an electric, remote controlled, roller shutter door.

Rear

Having a patio area, an artificial grass lawn, decorative gravel areas retained by wooden sleepers, a summerhouse, a shed, a cold-water tap, various plants, shrubs and bushes.



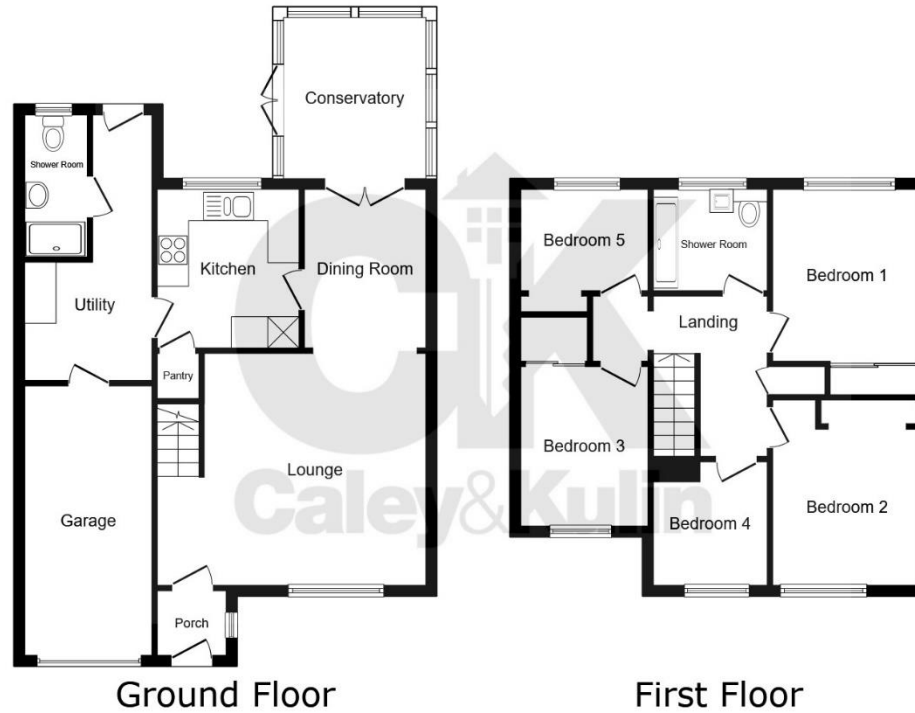








* A spacious, five-bedroom, detached family home located on a desirable residential estate *



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: CK2042/001



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

