



Ground Floor



Entrance Porch

Enter via a uPVC/partly double glazed door to the side aspect with a sidelight window and having a ceiling light point, central heating radiator with a decorative cover fitted, a storage cupboard, tiled flooring and a wooden/partly glazed door opening to the hallway.

Hallway

Enter the property via a wooden/partly glazed door and having ceiling spotlights, wall lighting, a central heating radiator with a decorative cover fitted, carpeted flooring, a carpeted stairway leading to the first floor, an under-stairway storage cupboard, a door opening to bedroom two, a wooden/partly glazed door opening to the kitchen/breakfast room and double, wooden/partly glazed doors opening to the lounge.

Lounge

15' 9" x 15' 6" (4.793m x 4.730m)

Having two uPVC/double glazed windows to the side aspect, decorative covings with ceiling spotlights, a ceiling light point with a fan, wall lighting, decorative, glass brick windows to the side aspect an electric, living flame fire with a fireplace surround, wooden flooring, a television aerial point, double, wooden/partly glazed doors opening to the kitchen/breakfast room and uPVC/double glazed French doors to the rear aspect opening to the conservatory which have full-height uPVC/double glazed windows each side.

Conservatory

14' 4" x 8' 10" (4.3733m x 2.691m)

Being constructed from a low-level brick wall base and uPVC/double glazed windows to the side and rear aspects and having wall lighting, tiled flooring and uPVC/double glazed French doors to the rear aspect opening to the garden.

Kitchen/Breakfast Room

15' 7" x 11' 1" (4.755m x 3.382m)

Being fitted with a range of wall, base and drawer units with granite work surface over and matching upstands and having two uPVC/double glazed windows one to the front aspect and one to the rear aspect, decorative, glass brick windows to the side aspect, both ceiling spotlights and a ceiling light point, an electric, double oven integrated in a tall cabinet, a four-burner, gas hob with an integrated extraction unit over, a one and a half bowl, under mounted sink with drainer grooves inset into the granite work surface and a mixer tap fitted, an integrated dishwasher, space for an American style fridge/freezer, a feature, brick-built breakfast bar seating area, a wine rack, tiled flooring and a wooden/partly glazed door opening to the utility.

Utility

12' 5" x 5' 1" (3.772m x 1.538m)

Being fitted with a range of wall and base units with laminate work surface over and having an obscured uPVC/double glazed window one to the rear aspect, a ceiling light point, a central heating radiator, the central heating boiler, access to the loft space, tiled flooring, partly tiled walls, a door opening to the guest WC and a uPVC/partly double glazed door to the rear aspect opening to the garden.

Guest WC

Having an obscured uPVC/double glazed window to the front aspect, a WC, a wash-hand basin, fully tiled walls, a ceiling light point and tiled flooring.

Bedroom Two

21' 11" x 10' 7" (6.689m x 3.235m)

Having two uPVC/double glazed window to the front aspect one of which is a bow window, a coved ceiling with three ceiling light points, two central heating radiators with decorative covers fitted, wooden flooring, fitted wardrobes, over-bed wall storage cabinets, bedside tables and shelving, an archway with decorative corning opening to the dressing room which has fitted furniture including wardrobes, drawer cabinets, shelving and a door opening to the en-suite bathroom.

En-suite Bathroom

9' 5" x 5' 8" (2.860m x 1.718m)

Having an obscured uPVC/double glazed window to the side aspect, ceiling spotlights, a chrome-finished central heating towel rail, a WC, a bidet, a corner, spa style bath with a mixer tap fitted, a walk-in shower with a water fall, thermostatic shower installed, fully tiled walls, tiled flooring and a corner vanity area which has base cabinet with granite worksurface over, an inset circular sink, inset wall storage cabinets with mirror doors and over-head storage cabinets with inset spotlights

First Floor

Landing

Having a Velux style, double glazed window to the side aspect, a ceiling light point, a central heating radiator with a decorative cover fitted, carpeted flooring and doors opening to the three bedrooms.

Bedroom One

20' 7" x 15' 6" (6.265m x 4.716m)

Having three uPVC/double glazed windows one to the front aspect and one to each side aspect, a ceiling light point with a fan, a central heating radiator, a double door, built-in wardrobe, carpeted flooring and a door opening to the en-suite shower room.

En-suite Shower Room

5' 10" x 5' 11" (1.769m x 1.798m)

Having ceiling spotlights, a central heating radiator, a WC, a wash hand basin, a central heating radiator, fully tiled walls, tiled flooring and a shower cubicle with an electric shower installed.

Bedroom Three

16' 3" x 12' 9" (4.942m x 3.896m)

Having a uPVC/double glazed window to the rear aspect, both ceiling spotlights and a ceiling light point with a fan, a central heating radiator, a fitted wardrobe with sliding mirror doors and carpeted flooring.

Bedroom Four

11' 3" x 8' 3" (3.434m x 2.527m)

Having ceiling spotlights, a central heating radiator, a double door, built-in wardrobe and wooden flooring.

Outside

Front

Having a large, tarmac driveway suitable for parking multiple vehicles enclosed by a double, electric, wrought iron gates and a low-level brick wall with decorative wrought-iron railings and having a decorative gravel area, security lighting, courtesy lighting and a carport enclosed by double wrought iron gates,

Workshop

6' 5" x 9' 8" (1.968m x 2.952m)

Having two uPVC/double glazed windows one to the front aspect and one to the side aspect, power, lighting, wooden flooring, shelving and a uPVC/double glazed door to the side aspect opening to the rear garden.

Rear

A low maintenance rear garden which has a patio area, a decorative gravel area, a cold-water tap and a brick-built workshop.

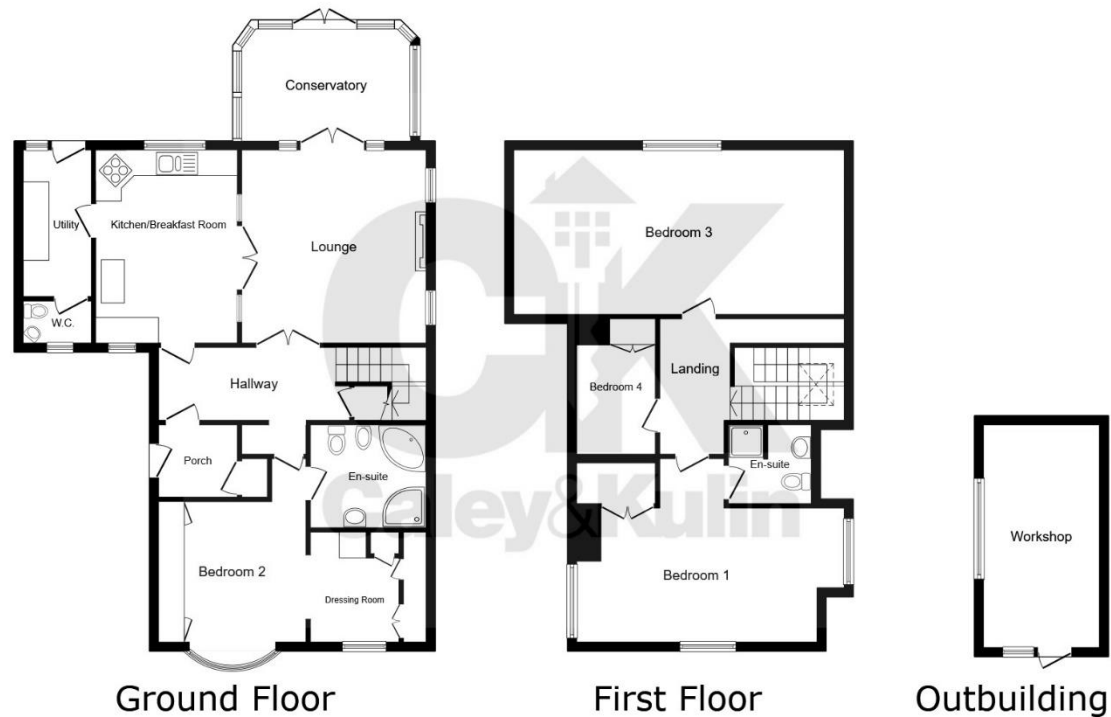








* An immaculately presented, spacious, four-bedroom family home *



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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: E

EPC Rating: Awaiting EPC

Tenure: Freehold

Version: CK2214/001



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