



BIRCH AVENUE, CANNOCK



Ground Floor

Entrance Porch

Enter via a uPVC/partially double glazed door to the side aspect and having two uPVC/double glazed windows one to the front aspect and one to the side aspect, courtesy lighting, tiled flooring and a door opening to the hallway.

Hallway

Enter the property via a timber/partially glazed front door and having a coved ceiling with a ceiling light point, a central heating radiator, carpeted flooring, a carpeted stairway leading to the first floor and doors opening to the lounge/dining room, the kitchen, the guest WC and an under-stairway storage cupboard.

Guest WC

5' 2" x 2' 9" (1.57m x 0.84m)

Having a uPVC/double glazed window to the side aspect, a ceiling light point, a WC and laminate flooring.

Lounge/Dining Room

18' 6" x 11' 0" max (5.63m x 3.35m max)

Having a uPVC/double glazed bay window to the front aspect, a ceiling light point, wall lighting, a central heating radiator, a wall-mounted, electric, living flame fire, a television aerial point, carpeted flooring and sliding patio doors opening to the conservatory.

Conservatory

9' 5" x 7' 2" (2.87m x 2.18m)

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

Kitchen

11' 1" x 11' 8" max (3.38m x 3.55m max)

Being fitted with a range of wall, base and drawer units with laminate work surface over and having two uPVC/double glazed windows one to the rear aspect and one to the side aspect, a ceiling light point, a central heating radiator, tiled flooring, a one and a half bowl, stainless steel sink with a mixer tap fitted and drainer unit, tiled splashbacks, an electric oven integrated in a tall cabinet, an electric hob with an angled extraction unit over and a splashback behind, an integrated fridge/freezer, plumbing for a washing machine and a door opening to the inner hall.

Inner Hall

Having a ceiling light point, tiled flooring and a uPVC/double glazed door to the side aspect opening to the driveway.

First Floor

Landing

Having a uPVC/double glazed window to the front aspect, a ceiling light point, carpeted flooring, access to the part-boarded loft space and doors opening to both bedrooms and the bathroom.

Bedroom One

11' 5" max x 11' 9" (3.48m max x 3.58m)

Having a uPVC/double glazed window to the rear aspect, a covered ceiling with a ceiling light point, a central heating radiator, carpeted flooring and a freestanding wardrobe.

Bedroom Two

15' 1" x 9' 6" max (4.59m x 2.89m max)

Having two uPVC/double glazed windows one to the side aspect and one to the rear aspect, a covered ceiling with a ceiling light point, a central heating radiator, a built-in storage cupboard which houses the condensing boiler and carpeted flooring.

Family Bathroom

Having an obscured uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, a wash hand basin, a bath with an electric shower over, partly tiled walls and laminate flooring.

Outside

Front

Having a shared driveway, a decorative gravel area, a low-level brick wall, a privacy hedge, access to the detached garage and access to the rear of the property via a wrought-iron side gate.

Garage

16' 0" x 8' 0" (4.87m x 2.44m)

A detached garage which has timber, double doors opening to the driveway, a window to the side aspect and a door to the side aspect giving access to the rear garden.

Rear

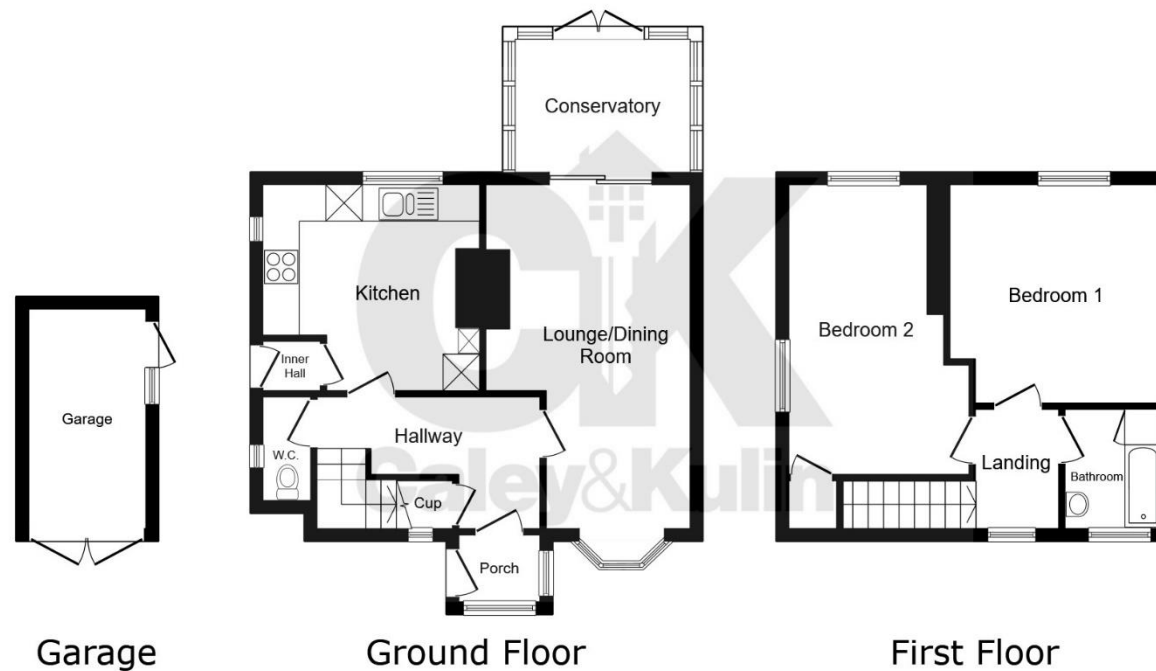
Having a patio seating area, a low-level wooden fence with a gate opening to a large lawn, a cold-water tap, various, mature plants, shrubs and bushes, access to the side aspect of the garage and access to the front of the property via a wrought-iron side gate.







* A spacious, two-bedroom family home which has a huge rear garden and is situated in a desirable area *



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Council Tax Band: B

EPC Rating: D

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