



ORIEL CLOSE, CANNOCK



## Ground Floor

### Entrance Hallway

Enter via a uPVC/partly double glazed front door and having an obscured uPVC/double glazed window to the front aspect, a ceiling light point, central heating radiator, carpeted flooring, a carpeted stairway leading to the first floor and doors opening to the lounge/dining room, the kitchen and a storage cupboard.

### Lounge/Dining Room

**21' 1" x 12' 11" (6.435m x 3.937m)**

Having two uPVC/double glazed windows one to the front aspect and one to the rear aspect, two ceiling light points, two central heating radiators, a wall mounted electric fire, carpeted flooring and a television aerial point.

### Kitchen

**10' 11" x 10' 1" (3.322m x 3.074m)**

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 central heating radiator, space for a freestanding oven/hob, a stainless steel sink with a drainer unit, tiled splashbacks, plumbing for a washing machine, space for an upright fridge/freezer, vinyl flooring, a door opening to a storage cupboard and a uPVC/partly glazed door to the rear aspect opening to the garden.



## First Floor

### Landing

Having a ceiling light point, access to the loft space, carpeted flooring, an airing cupboard and doors opening to the three bedrooms and the family bathroom.

### Bedroom One

**9' 10" x 12' 10" max (2.999m x 3.915m max)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring and a door opening to a storage cupboard.

### Bedroom Two

**11' 2" x 12' 11" max (3.392m x 3.931m max)**

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

### Bedroom Three

**6' 9" x 10' 8" (2.046m x 3.250m)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring and a door opening to a storage cupboard.

### Family Bathroom

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

## Outside

### Front

Having a driveway, a lawn, access to the garage and access to the rear of the property via a wrought iron side gate.

### Garage

Having power, lighting and up and over door.

### Rear

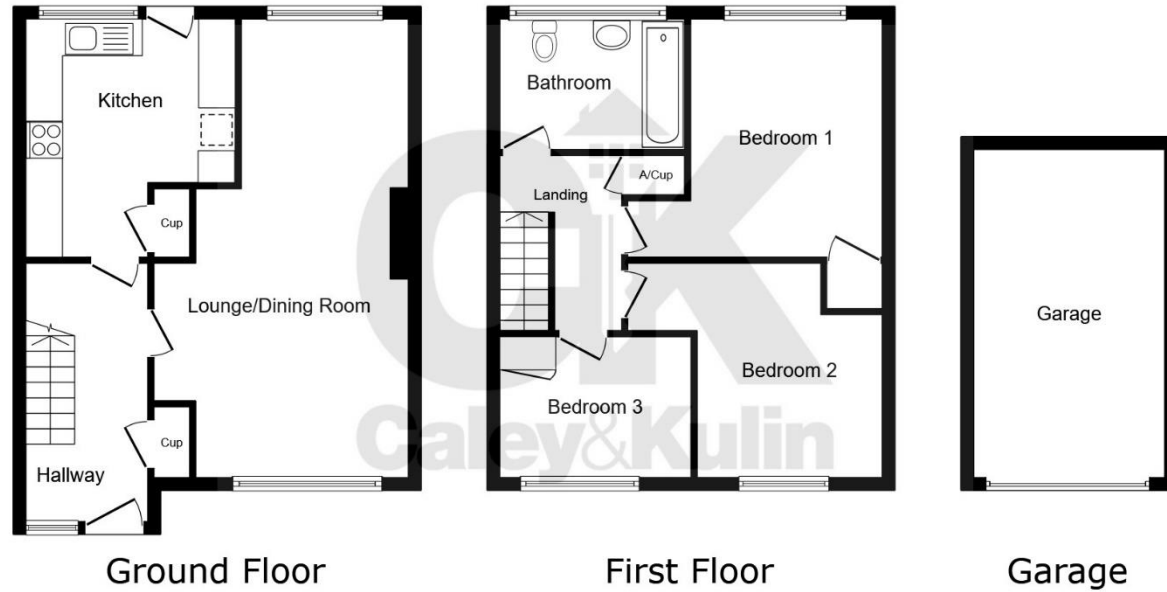
Having a patio area, steps up to a lawn which is retained by a low-level brick wall, a wooden shed, various trees, shrubs and bushes and access to the front of the property via a wrought iron side gate.







\* A beautifully presented, spacious three-bedroom family home \*



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**Council Tax Band:** B

**EPC Rating:** D

**Tenure:** Freehold

**Version:** CK2226/001



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