



WHITBY WAY, CANNOCK, WS11 1NT

FOR SALE  
Offers over £230,000



#### Ground Floor

##### Entrance Porch

Enter via a uPVC/double glazed front door and having uPVC/double glazed windows to the front and side aspects, wall lighting, laminate flooring and a door opening to the hallway.

##### Hallway

Enter the property via a uPVC/double glazed front door and having a uPVC/double glazed window to the side aspect, ceiling spotlights, a vertical central heating radiator, laminate flooring, a carpeted stairway leading to the first floor, decorative panelling to part of the walls, a uPVC/double glazed door to the side aspect opening to the rear garden and doors opening to the open plan lounge/kitchen, the shower room and a storage cupboard.

##### Lounge

**16' 3" x 11' 9" (4.95m x 3.58m)**

Being open plan to the kitchen and having uPVC/double glazed French doors to the rear aspect opening to the garden, a ceiling light point, a vertical central heating radiator, an air conditioning unit, a television aerial point and laminate flooring.

##### Kitchen

**9' 11" x 11' 9" (3.02m x 3.58m)**

Being fitted with a range of gloss-finished wall, base and drawer units with compact laminate worksurface over and having a uPVC/double glazed window to the rear aspect, ceiling spotlights, a one and a half bowl sink with a mixer tap fitted and a drainer unit, an electric oven integrated in a tall cabinet with an integrated microwave above, an electric hob with a stainless-steel chimney style extraction unit over, a breakfast-bar seating area, plumbing for a washing machine, space for an American style fridge/freezer and laminate flooring.

##### Downstairs Shower Room

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, laminate flooring, an extraction unit and a shower cubicle with an thermostatic shower installed.

## First Floor

### Landing

Having a uPVC/double glazed window to the side aspect, a ceiling light point, access to the loft space, carpeted flooring and doors opening to the three bedrooms and the family bathroom.

### Bedroom One

**12' 2" x 9' 8" (3.71m x 2.94m)**

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, an air conditioning unit, carpeted flooring and fitted wardrobes with sliding mirror doors.

### Bedroom Two

**10' 1" x 9' 10" (3.07m x 2.99m)**

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

### Bedroom Three

**6' 10" x 10' 3" (2.08m x 3.12m)**

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

### Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, ceiling spotlights, a central heating towel rail, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, fully tiled walls, tiled flooring and an L-shaped bath with a thermostatic shower over and a glass shower screen installed.

## Outside

### Front

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

### Rear

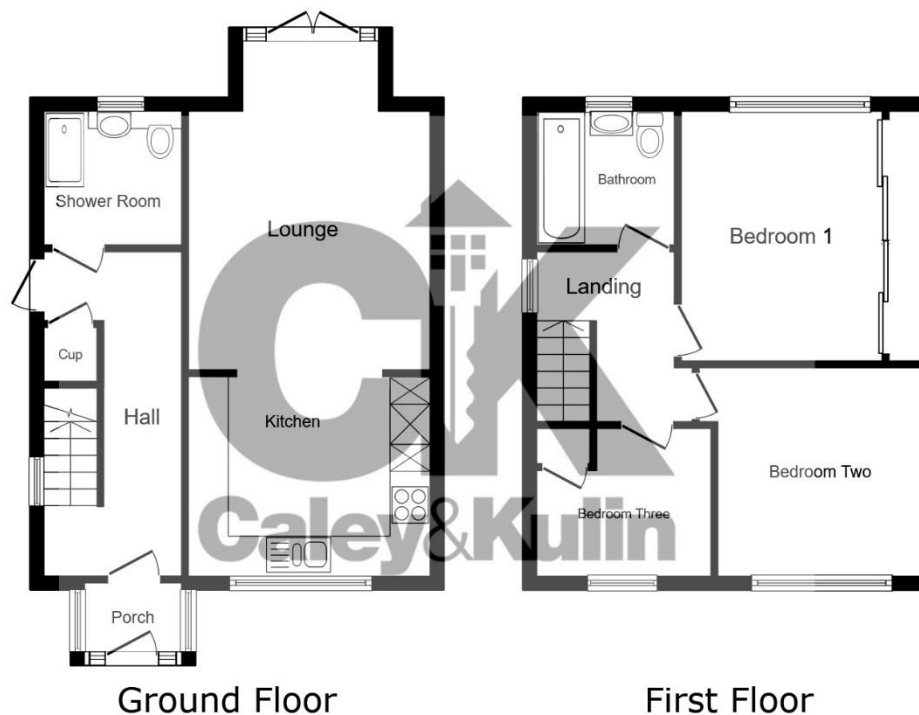
Having an artificial grass lawn, a patio area, raised borders, a cold-water tap, security lighting, access to the front of the property via a wooden side gate and a large, decked area which has a low-level wooden fence and leads to a large, wooden summerhouse.







\* An immaculately presented family home situated in a desirable location \*



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**Council Tax Band:** B

**EPC Rating:** D

**Tenure:** Freehold

**Version:** CK1934/001



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