





## Ground Floor

### Entrance Hall

Enter the property via a composite/partly double glazed front door and having an obscured uPVC/double glazed sidelight window to the front aspect, a ceiling light point, a central heating radiator, tiled flooring, a carpeted stairway leading to the first floor and solid wood doors opening to the lounge and the guest WC.

### Lounge

**17' 11" x 17' 6" (5.46m x 5.33m)**

Having a uPVC/double glazed bow window to the front aspect, two ceiling light points, a vertical central heating radiator, a feature, brick-built open chimney breast with a multi-fuel burner installed and a solid wood mantel over, laminate flooring, a television aerial point and an opening to the dining room.

### Dining Room 10' 0" x 9' 8" (3.05m x 2.94m)

Having a uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, laminate flooring and solid wood doors opening to the kitchen and the study.

### Kitchen

**13' 11" x 7' 7" (4.24m x 2.31m)**

Being fitted with a range of gloss-finished wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the side aspect, a ceiling light point, a sink with a spray-arm mixer tap fitted and drainer unit, a built-under, electric oven with a four-burner gas hob and a stainless steel, chimney style extraction unit over, plumbing for both a washing machine and a dishwasher, space for an American style fridge/freezer, tiled flooring and a uPVC/double glazed door to the rear aspect opening to the garden.

### Study

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

### Guest WC

Having a ceiling light point, a WC, a wash hand basin with a mixer tap fitted and tiled flooring.

## First Floor

### Landing

Having a uPVC/double glazed window to the side aspect, 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

**13' 9" x 11' 11" (4.19m x 3.63m)**

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

### Bedroom Two

**10' 11" x 8' 11" (3.32m x 2.72m)**

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

### Bedroom Three

**10' 11" x 7' 11" (3.32m x 2.41m)**

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

### Family Bathroom

Having an obscured uPVC/double glazed windows to the side aspect, a ceiling light point, a chrome-finished central heating towel rail, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, vinyl flooring, partly tiled walls and a bath with a mixer tap fitted, a thermostatic shower over and a glass shower screen installed.

## Outside

### Front

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

### Garage

Having power, lighting and an up and over door.

### Rear

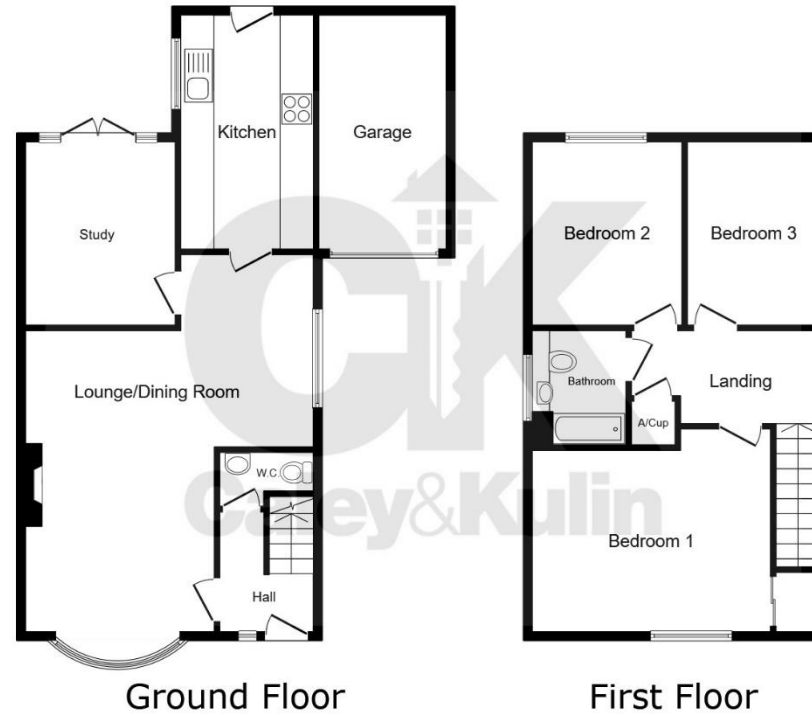
A beautifully landscaped garden which has a patio seating area, an artificial grass lawn, decorative stone borders, security lighting and access to the front of the property via a wooden side gate.







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



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](http://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](mailto:info@candk.co.uk)

Staffordshire House, Clay Street, Penkridge, Stafford, ST19 5AF

**View this property online [candk.co.uk](http://candk.co.uk)**

**Council Tax Band:** E

**EPC Rating:** D

**Tenure:** Freehold

**Version:** CK2204/001



Find us on facebook

[facebook.com/candk.co.uk](https://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](http://www.candk.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk)

