



DORCHESTER ROAD, CANNOCK





**Ground Floor**

**Entrance Hallway**

Enter the property via a uPVC/double glazed front door and having two ceiling light points, two central heating radiators, carpeted flooring, a carpeted, open-rise stairway to the first floor, double glazed doors opening to the lounge and the reception room/bedroom four and wooden doors opening to the kitchen and the downstairs WC.

**Lounge**

**15' 7" x 17' 7" (4.75m x 5.36m)**

Having two ceiling light points, wall lighting, two central heating radiators, an electric fire with a fireplace surround, carpeted flooring, a television aerial point, an archway to the dining room and uPVC/double glazed French doors to the rear aspect opening to the garden with uPVC/double glazed windows each side.

**Dining Room**

**11' 6" x 9' 5" (3.50m x 2.87m)**

Having a uPVC/double glazed window to the rear aspect with a vertical blind fitted, a ceiling light point, wall lighting, a central heating radiator and carpeted flooring.

**Reception Room/Bedroom Four**

**16' 3" x 7' 10" (4.95m x 2.39m)**

Having two uPVC/double glazed windows one to the side aspect and a bay window to the front aspect, two ceiling light points, a central heating radiator, carpeted flooring, a uPVC/double glazed door to the side aspect and a fitted office area which includes: base cabinets, a drawer cabinet, wall cabinet, shelving cabinets, desktops which have slide-out keyboard trays and a ceiling plinth which has recessed spotlights.

**Kitchen**

**11' 0" x 9' 5" (3.35m x 2.87m)**

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed bay window to the front aspect with a vertical blind fitted, a coved ceiling with a ceiling light point, a one and a half bowl sink with a mixer tap fitted and a drainer unit, tiled splashbacks, an electric double oven integrated in a tall cabinet, a four-burner gas hob with an integrated extraction unit over, an integrated dishwasher, an integrated, under-counter fridge, tiled flooring and a door opening to the utility room.

**Utility Room**

Having wall units, laminate worksurface, two ceiling light points, a central heating radiator, plumbing for a washing machine, space for an under-counter freezer, tiled flooring and uPVC/double glazed doors opening to both the front and the rear aspects.

**Downstairs WC**

Having an obscured uPVC/double glazed window to the front aspect with a roller blind fitted, a WC, a wash hand basin with a mixer tap fitted, laminate flooring, a ceiling light point and a central heating radiator.

## First Floor

### Landing

Having a ceiling light point, carpeted flooring and doors opening to the three bedrooms and the shower room.

### Bedroom One

**14' 2" x 7' 11" (4.31m x 2.41m)**

Having a uPVC/double glazed window to the rear aspect with a vertical blind fitted, ceiling spotlights, a central heating radiator, carpeted flooring, a built-in wardrobe with double doors and a door to the en-suite shower room.

### En-suite Shower Room

Having a WC, a wash hand basin with a mixer tap fitted, a central heating radiator, a ceiling light point, vinyl flooring and a glass shower cubicle with an electric shower installed.

### Bedroom Two

**14' 11" x 9' 6" (4.54m x 2.89m)**

Having a uPVC/double glazed window to the front aspect, ceiling spotlights, a central heating radiator, carpeted flooring, a door to a storage cupboard and a range of fitted bedroom furniture which includes: wardrobes, base storage cabinets, wall mounted storage cabinets with recessed spotlights installed, a dressing table and bedside tables.

### Bedroom Three

**11' 1" x 9' 1" (3.38m x 2.77m)**

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

### Shower Room

Having an obscured uPVC/double glazed window to the rear aspect with a vertical blind fitted, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, a central heating radiator, two ceiling light points, partly tiled walls, vinyl flooring and a glass shower cubicle with a thermostatic shower installed.

## Outside

### Front

Having a large, block-paved driveway suitable for parking multiple vehicles, a low-level brick wall, courtesy lighting, various plants, shrubs and bushes and access to the rear of the property via a wrought iron side gate.

### Rear

Being a large and beautifully landscaped garden, which has a block-paved patio dining area, a lawn, borders which are planted with various plants, shrubs and bushes, a cold-water tap and access to the front of the property via a wrought iron side gate.











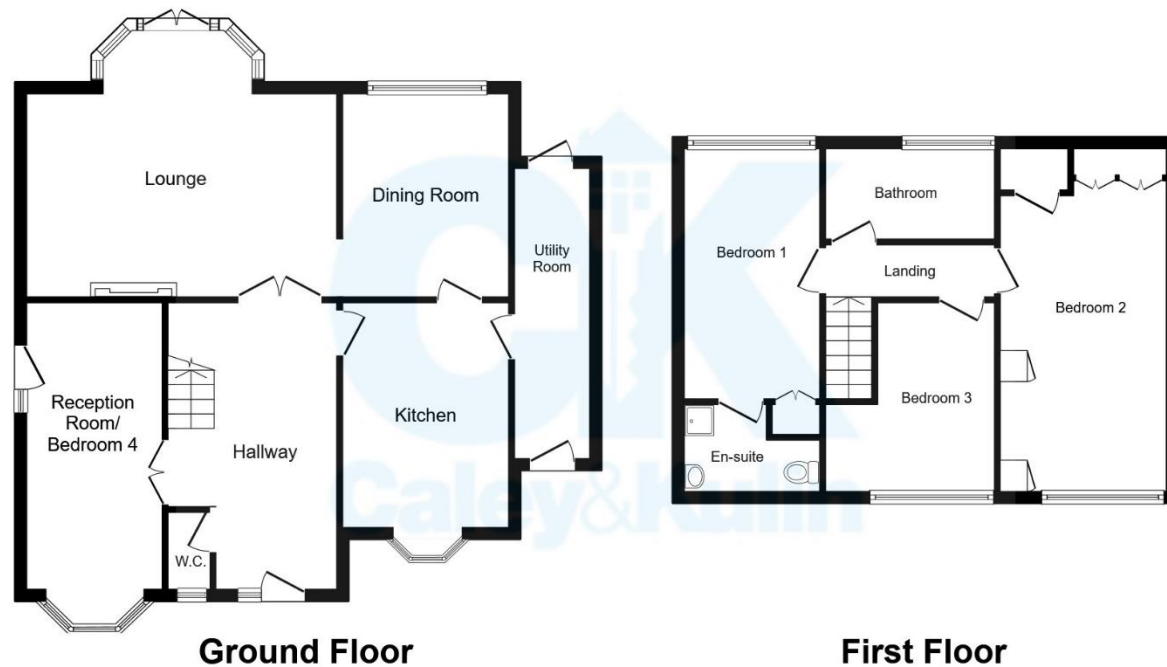






\* A spacious, three-bedroom, detached family home located in a very desirable area \*





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**Council Tax Band:** E

**EPC Rating:** D

**Tenure:** Freehold

**Version:** CK1434/002



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