



WOOD LANE, WEDGES MILLS

FOR SALE  
£595,000

# WOOD LANE, WEDGES MILLS, CANNOCK, WS11 1TA

## Ground Floor



### Entrance Porch

Enter via a uPVC/double glazed front door and having a coved ceiling with a ceiling light point and a door opening to the hallway.

### Hallway

Enter via a timber/glazed door and having a uPVC/double glazed window to the side aspect, a coved ceiling with two ceiling light points, a central heating radiator, an open riser, part carpeted wooden stairway to the first floor, decorative dado railing, a storage cupboard and doors opening to the lounge, the reception/dining room, the study, the kitchen/breakfast room, the utility room and the guest WC.

### Lounge

**14' 9" max x 17' 8" (4.49m max x 5.38m)**

Having two uPVC/double glazed bow windows to the front aspect, a coved ceiling with a ceiling light point and a ceiling rose, wall lighting, a central heating radiator, a gas fire with a brick and solid wood fireplace surround, carpeted flooring and a television aerial point.

### Reception/Dining Room

**13' 1" x 10' 10" (3.98m x 3.30m)**

Having a coved ceiling with a ceiling light point, wall lighting, a central heating radiator, an electric fire with a fireplace surround, laminate flooring and uPVC/double glazed French doors to the rear aspect opening to the garden.

### Study

**7' 5" x 7' 0" (2.26m x 2.13m)**

Having a uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, decorative panelling to part of the walls and carpeted flooring.

### Kitchen/Breakfast Room

**12' 11" x 10' 4" (3.93m x 3.15m)**

Being fitted with a range of solid wood wall, base and drawer units with granite worksurface over and having a uPVC/double glazed full-height window to the rear aspect, two ceiling light points, tiled flooring, an under mounted sink with drainer grooves inset into the granite worktop and a mixer tap fitted, an electric, double oven integrated in a tall cabinet, a four burner gas hob with an extraction unit over, an integrated dishwasher, an integrated, under-counter fridge and a wooden/glazed door opening to the inner hall.

### Inner Hall

**8' 5" x 4' 9" (2.56m x 1.45m)**

Having a uPVC/double glazed window to the side aspect, a ceiling light point, granite worksurface, partly tiled walls, tiled flooring, doors opening to the boot room and a storage cupboard and a uPVC/double glazed door to the side aspect.

### Boot Room

**9' 3" x 4' 9" (2.82m x 1.45m)**

Having two uPVC/double glazed windows one to the side aspect and one to the rear aspect, a ceiling light point and tiled flooring.

### Utility Room

**11' 6" x 6' 7" (3.50m x 2.01m)**

Being fitted with a range of wall and base with laminate worksurface over and having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, tiled flooring, a stainless steel sink with a mixer tap fitted and a drainer unit, plumbing for a washing machine, space for a tumble dryer and space for an upright fridge/freezer.

### Downstairs WC

Having an obscured uPVC/double glazed window to the side aspect, carpeted flooring, a ceiling light point, a WC and a wash hand basin with under-sink storage.

## First Floor

### Landing

Having a uPVC/double glazed window to the side aspect, a ceiling light point, a decorative, solid wood balustrade, carpeted flooring and doors opening to the five bedrooms and a family bathroom.

### Bedroom One

**14' 11" x 10' 11" (4.54m x 3.32m)**

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, fitted wardrobes and dressing table, carpeted flooring and a door opening to the en-suite shower room.

### En-suite Shower Room

**7' 7" x 5' 6" (2.31m x 1.68m)**

Having a ceiling light point, a central heating radiator, carpeted flooring, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, additional storage cupboards, partly tiled walls, an extraction unit and a shower cubicle with a thermostatic shower installed.

### Bedroom Two

**14' 1" x 10' 7" (4.29m x 3.22m)**

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

### Bedroom Three

**13' 1" x 10' 5" (3.98m x 3.17m)**

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

### Bedroom Four

**12' 7" x 10' 8" (3.83m x 3.25m)**

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

### Bedroom Five

**7' 9" x 6' 10" (2.36m x 2.08m)**

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

### Family Bathroom

**7' 8" x 5' 6" (2.34m x 1.68m)**

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, a WC, a sit-on wash hand basin with a mixer tap fitted and under-sink storage, partly tiled walls, carpeted flooring, an extraction unit, a bath with a mixer tap fitted and a separate 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 with decorative wrought iron railings, courtesy lighting, various trees shrubs and bushes and access to the rear of the property via double wooden gates.

### Double Garage

**27' 0" max x 12' 0" (8.22m max x 3.65m)**

**15' 8" x 12' 0" (4.77m x 3.65m)**

A separated double, detached garage, which have power, lighting and double doors to both garages.

### Rear

An enormous rear garden which has a block-paved patio seating area, steps down to a second block-paved area which offers additional parking and access to the detached garage, several out-buildings, various trees, shrubs, bushes and plants and extensive lawn with Saredon Brook running at the rear.







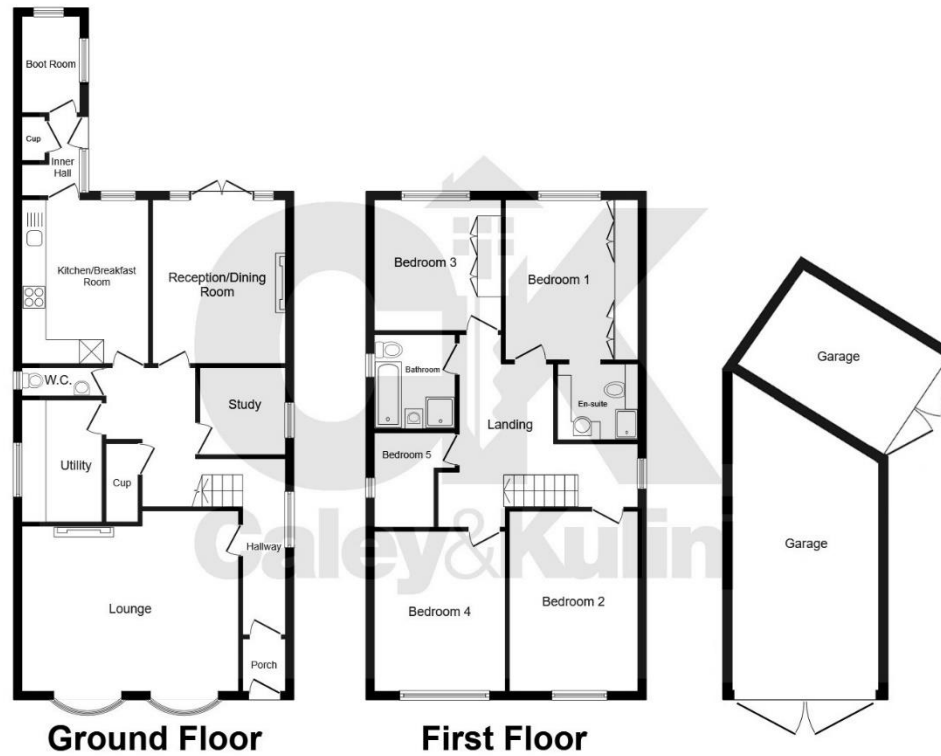






\* An impressive five-bedroom family home which has an enormous rear garden \*





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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

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**Council Tax Band:** F

**EPC Rating:** E

**Tenure:** Freehold

**Version:** CK1849/002



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