





## Ground Floor

### Entrance Hall

Enter via a composite and part double glazed front door and having a uPVC/double glazed window to the front. Also having tiled flooring and a door to the lounge.

### Lounge

**14' 11" x 11' 3" (4.54m x 3.43m)**

Having a uPVC/double glazed window to the front fitted with venetian blinds, a ceiling light point, a central heating radiator, laminate flooring, a coved ceiling, a television point, a meter cupboard, a gas fire surrounded by a timber and tiled fireplace and access to the inner hall.

### Inner Hall

Having carpeted stairs to the first floor and a door to the dining room.

### Dining Room

**11' 7" x 11' 3" (3.53m x 3.43m)**

Having a uPVC/double glazed window to the rear fitted with venetian blinds, a ceiling light point, a central heating radiator, laminate flooring, an understairs cupboard and a door to the kitchen.

### Kitchen

**11' 6" x 5' 8" (3.50m x 1.73m)**

Being a fitted kitchen with a range of wall, base and drawer units with wood effect laminate work surfaces and matching upstands, two uPVC/double glazed window to the side aspect, ceiling spotlights, a central heating radiator, a glass splashback, a built-under electric double oven, an electric hob, a stainless-steel extraction hood, an integrated washing machine, an integrated dishwasher, the boiler, tiled flooring and a door to the rear hall.

### Rear Hall

Having space for a fridge freezer, a uPVC/double glazed door to the rear garden, tiled flooring and a door to the bathroom.

### Bathroom

Having a uPVC/double glazed obscure window to the side aspect, tiled flooring, partly tiled walls, a bath with mixer taps fitted and a thermostatic shower over also fitted with a glass shower screen, a WC and a wash hand basin with mixer taps fitted and a vanity cupboard below.

## First Floor

### Landing

Having a ceiling light point, carpeted flooring and doors to both bedrooms.

### Bedroom One

**12' 0" x 11' 2" (3.65m x 3.40m)**

Having a uPVC/double glazed window to the front aspect fitted with venetian blinds, a ceiling light point, a central heating radiator, a door to the upstairs cupboard which also allows access to the loft (loft with pull down ladder and partly boarded) and carpeted flooring.

### Bedroom Two

**11' 2" x 11' 2" (3.40m x 3.40m)**

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

## Outside

### Front

Approach via steps which lead to the front door.

### Rear Garden

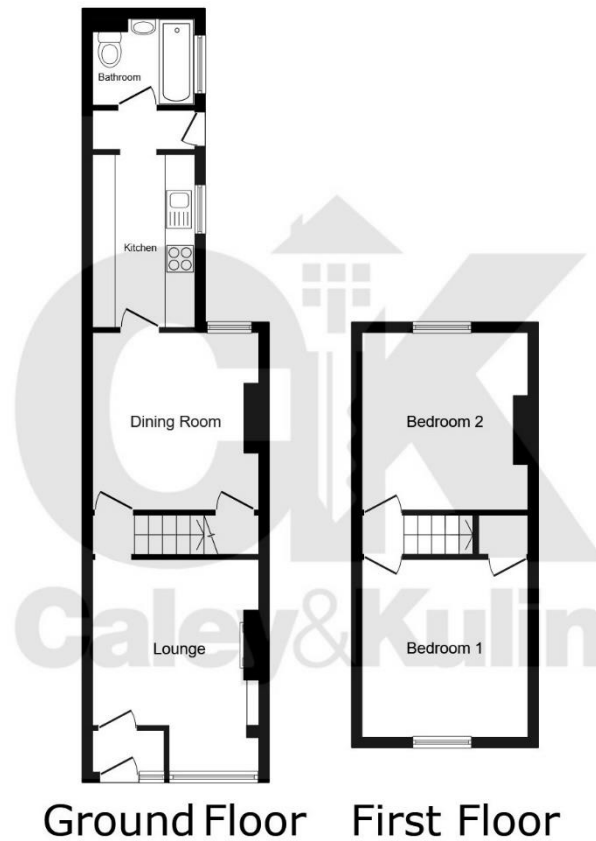
Being mainly lawn with a patio area and a raised decking area. Also having gravel borders and access to the front via a pedestrian alleyway.







\* Immaculately presented inside & out \*



Ground Floor First Floor

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).

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)**

**EPC Rating:** D

**Tenure:** Freehold

**Council Tax Band:** A

**Version:** CK2165/001



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)

