

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Woodbine Close

Huntington, Cannock, WS12 4UY

Offers In The Region Of £425,000



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C

Council Tax: E





Hunters Burntwood are pleased to offer For Sale this well presented Freehold Executive Detached Home which benefits from gas radiator central heating, sealed unit double glazing and in brief comprises: Entrance hall, through lounge, dining room, guest cloakroom, kitchen diner with appliances, five double bedrooms, en-suite shower & dressing area to bedroom 1, bathroom and shower room. Outside is a front garden with driveway parking for several cars, double detached garage and enclosed rear garden.



- EXECUTIVE DETACHED HOUSE
- ENSUITE & DRESSING AREA TO BEDROOM 1
- KITCHEN DINER WITH APPLIANCES
- BATHROOM & SHOWER ROOM
- DOUBLE GARAGE

- FIVE DOUBLE BEDROOMS
- THROUGH LOUNGE, DINING ROOM
- GUEST CLOAKROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- GARDENS TO FRONT AND REAR

### HALL

having a sealed unit double glazed front entrance door, telephone point, radiator, under stairs storage cupboard, ceramic tiled floor and stairway to the first floor.

### CLOAKROOM

fitted with a white suite incorporating a low level W.C., pedestal hand basin, radiator, extractor fan, tiled splashbacks and ceramic tiled floor.

### LOUNGE

23' 6" (into bay) x 10' 5" (7.01m 1.83m (into bay) x 3.18m)

having a sealed unit double glazed front bay window, 2 radiators, Living Flame gas fire with marble hearth and back, TV aerial points, telephone point and sealed unit double glazed rear French Doors.

### DINING ROOM

10' 3" (into bay) x 9' 9" (3.12m (into bay) x 2.97m) with a sealed unit double glazed front bay window and radiator.

### KITCHEN

16' 6" (max) x 13' 00" (max) (5.03m (max) x 3.96m (max)) fitted with a range of matching gloss fronted base, drawer and wall mounted units, round edge work surface with inset 1 1/2 bowl stainless steel sink top &

drainer, tiled splashback, Zanussi 4 ring gas hob, with cooker hood above, Zanussi electric oven, integrated fridge/freezer, dishwasher, cupboard containing the Baxi Central Heating boiler, integrated washing machine, additional stainless steel sink top, double panel radiator, sealed unit double glazed windows to side & rear and sealed unit double glazed rear French Doors.

### LANDING

having a spindle balustrade, sealed unit double glazed front window, radiator, airing cupboard containing the hot water cylinder and stairway leading off to the second floor.

### BEDROOM 1

10' 5" (11' 8" max) x 10' 8" (3.05m 1.52m (3.56m max) x 3.25m)

having a sealed unit double glazed front window, 2 radiators, dressing area with fitted mirror door wardrobes with hanging rails and shelving and leading to the:-

### ENSUITE

fitted with a white suite incorporating a double width shower cubicle with mains shower, pedestal hand basin, low flush W.C., radiator, ceramic tiled splashback, extractor fan, ceiling spotlights, and sealed unit double glazed rear window.

## BEDROOM 2

12'3" x 10'3" (3.73m x 3.12m)

having a sealed unit double glazed front window and radiator.

## BEDROOM 3

10'4" x 9'1" (3.15m x 2.77m)

with a sealed unit double glazed rear window, fitted furniture incorporating desks, shelving, storage cupboards & wardrobes, radiator and sealed unit double glazed rear window.

## BATHROOM

fitted with a white suite incorporating a panel bath, pedestal hand basin, low flush W.C., ceramic tiled splashbacks, inset ceiling spotlights, extractor fan, double panel radiator and sealed unit double glazed rear window.

## 2ND FLOOR LANDING

with a radiator and spindle balustrade.

## BEDROOM 4

15'4" x 10'8" (4.67m x 3.25m)

having a sealed unit double glazed front window, radiator and ceiling hatch to the roof space.

## BEDROOM 5

15'4" x 10'4" (4.67m x 3.15m)

with a sealed unit double glazed front window and radiator.

## SHOWER ROOM

fitted with a white suite incorporating a shower cubicle with mains shower, pedestal hand basin, low level W.C., ceramic tiled splashbacks, sealed unit double glazed skylight window, radiator, tiled floor, inset ceiling spot lights and extractor fan.

## GARAGE

18'3" x 17'6" (5.56m x 5.33m)

with up and over entrance doors, light & power points and a uPVC side door.

## OUTSIDE

A well maintained frontage offering a lawned garden, path to the front entrance and parking for several cars enclosed by wrought iron fencing and gates. A gate gives access to the rear garden which is enclosed by fencing and has a paved patio with path past a bordered lawn to a further large patio at the rear.



## Road Map



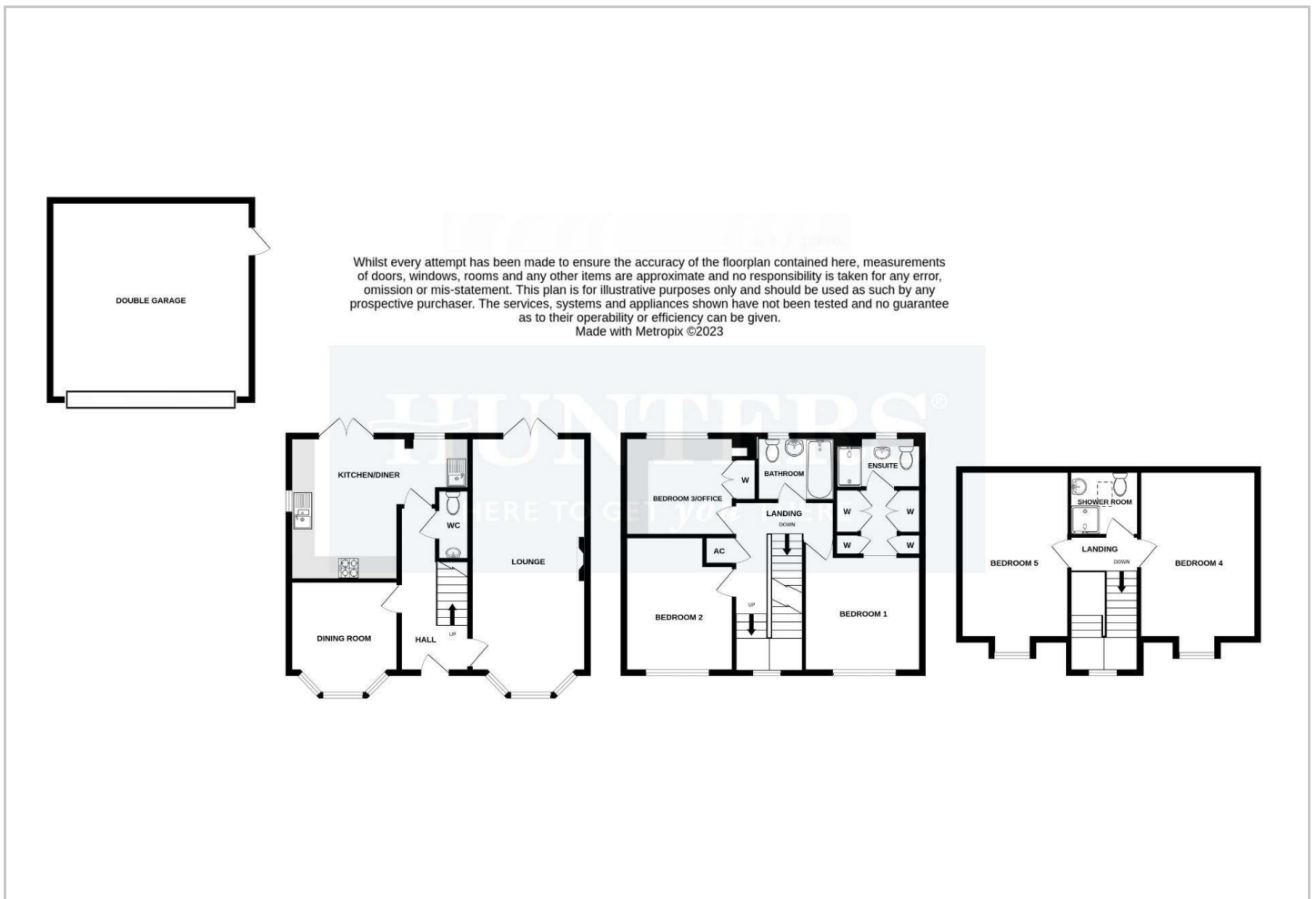
## Hybrid Map



## Terrain Map



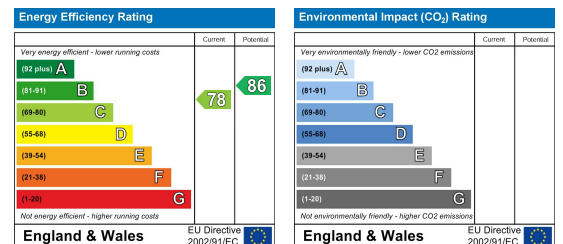
## Floor Plan



## Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.