

# HUNTERS<sup>®</sup>

## EXCLUSIVE



### Holly Hill Road

Cannock Wood, Rugeley, WS15 4SD

Asking Price £735,000



Council Tax: D



- TRADITIONAL FREEHOLD DETACHED HOUSE
- EXTENSIVE VIEWS ACROSS FIELDS AND WOODLAND
- LOUNGE & SEPARATE DINING ROOM
- STUDIO/OFFICE(IDEAL FOR HOME WORKING)
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- SITUATED ON THE EDGE OF CANNOCK CHASE FOREST
- THREE BEDROOMS
- REFITTED KITCHEN WITH OVEN & HOB
- REFITTED BATHROOM, GUEST CLOAKROOM
- GOOD SIZE DRIVE & GARAGE



Hunters Burntwood are please to offer For Sale the Traditional Freehold Detached home, situated in an elevated position, the property has extensive views across fields and woodland and is located in a rural position on the edge of the popular and highly sought after village of Cannock Wood, within walking distance of Cannock Chase Forest, which is a recognised Area of Outstanding Natural Beauty.

The property benefits from sealed unit double glazing, gas radiator central heating and in brief comprises: entrance hall, lounge with feature fire, separate dining room, breakfast kitchen with oven & hob, side lobby, study/storage, guest cloakroom, studio/office, landing, three bedrooms and refitted bathroom. Outside are extensive lawned gardens, good size brick paved drive and garage.

#### HALL

having a raised panel front entrance door with multi paned window alongside, radiator, laminate floor and stairway to the first floor.

#### DINING ROOM

14'0" x 10'10" (4.27m x 3.30m)  
with a sealed unit double glazed front bay window, radiator, 2 wall light points, laminate floor and recessed fire place.

#### LOUNGE

17'1" into bay x 11'11" (5.21m into bay x 3.63m)  
having a sealed unit double glazed front bay window, 2 radiators, recess fireplace with beam above and inset Log Burner, 3 wall light points, corner shelving and TV stand, laminate floor and sealed unit double glazed side window.

#### KITCHEN

17'2" x 10'4" (5.23m x 3.15m)  
refitted with a matching range of base drawer and wall mounted units, 4 ring gas hob with cooker hood above, fan assisted electric oven, wood grain work surfaces extending to a breakfast bar, ceramic tiled splashbacks, double and single radiators, storage cupboard, sealed unit double glazed side window and 1/2 glazed door & window to the:

#### SIDE LOBBY/UTILITY

15'4" max x 7'4" (4.67m max x 2.24m )  
having a sealed unit double glazed side window with extensive views across open countryside, sealed unit double glazed side door and plumbing for an automatic washing machine.

#### GUEST CLOAKROOM

fitted with a low flush W.C., corner hand basin with cupboard beneath and sealed unit double glazed side window.

#### STUDY

8'7" x 4'1" (2.62m x 1.24m)  
with light and power points and wall mounted heater.

#### STUDIO/OFFICE

20'4" x 18'3" (6.20m x 5.56m)  
having sealed unit double glazed French Doors with sealed unit double glazed side windows alongside, inset ceiling spotlights and Fujitsu Air Conditioning unit.

#### LANDING

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

### BEDROOM 1

14'0" x 11'1" ( 9'11" to wardrobes) (4.27m x 3.38m ( 3.02m to wardrobes))  
having a sealed unit double glazed front window, radiator, fitted bedroom furniture incorporating wardrobes, dressing table and chest of drawers.

### BEDROOM 2

13'11" x 10'1" (8'11" to wardrobes) (4.24m x 3.07m (2.72m to wardrobes))  
with a sealed unit double glazed front window, radiator and fitted bedroom furniture incorporating wardrobes and dressing table.

### BEDROOM 3

10'4" x 6'5" (3.15m x 1.96m)  
having a sealed unit double glazed side window and radiator.

### BATHROOM

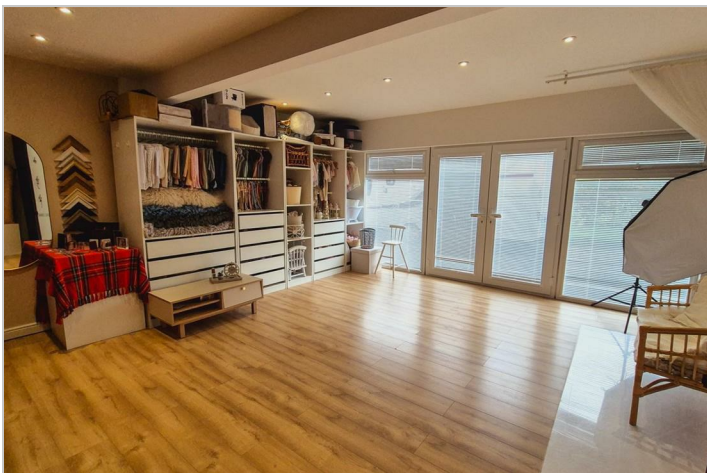
fitted with a white suite incorporating a panelled bath with Mira shower & screen above, pedestal hand basin, low level W.C., ceramic tiled walls, ceramic tiled floor, chrome towel radiator, sealed unit double glazed side window and airing cupboard containing the hot water cylinder with immersion heater and shelving,

### GARAGE

19'7" x 11'7" (5.97m x 3.53m)  
having an electric up & over entrance door,, light & power points and sealed unit double glazed windows to side & rear

### OUTSIDE

The property is situated in an elevated position with extensive views across fields and woodland and is set back from the road by a wooden fence with double gate entrance. A brick paved drive leads past the lawned front garden with a parking area & access to the front entrance. The drive leads past a side lawn and entrance to the studio/Office, to the garage at the rear. At the rear of the drive is access to an additional side lawned garden and the rear garden with shed. A gate to the left side of the property gives access to an enclosed side garden, again with extensive views.



Road Map



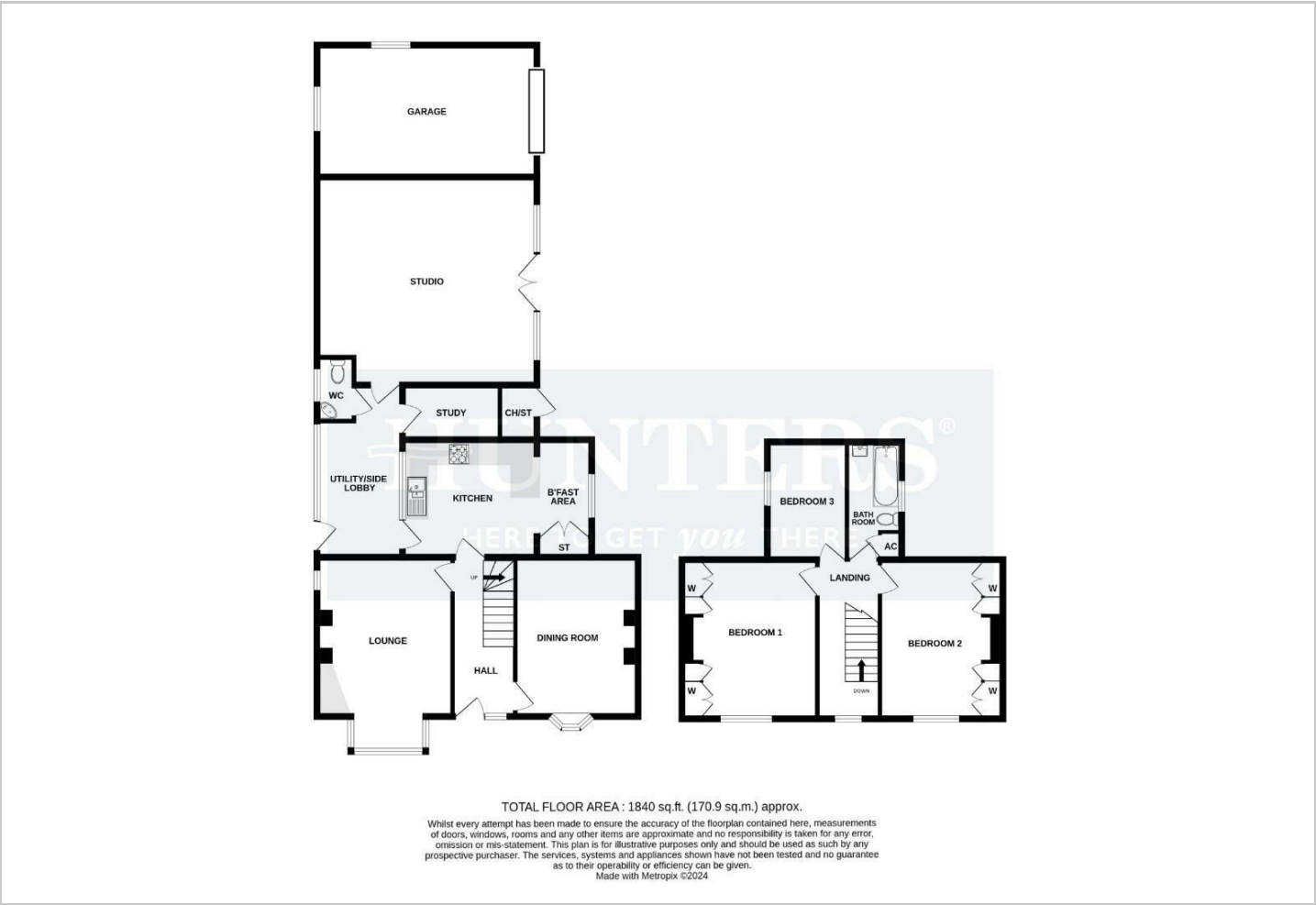
Hybrid Map



Terrain Map



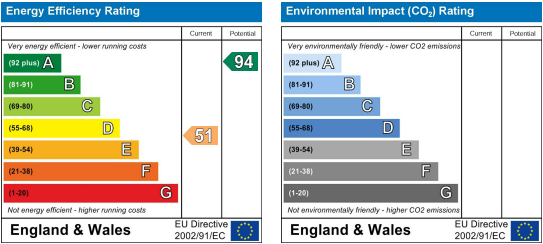
Floor Plan



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.