

HUNTERS®

HERE TO GET *you* THERE



Chestall Road

Cannock Wood, Rugeley, WS15 4RB

£240,000



Council Tax: B



- **FREEHOLD SEMI DETACHED HOUSE**
- **LOUNGE**
- **CONSERVATORY**
- **SEALED UNIT DOUBLE GLAZING**
- **DRIVEWAY PARKING TO THE FRONT**

- **TWO BEDROOMS**
- **FITTED KITCHEN DINER, UTILITY**
- **BATHROOM WITH SHOWER CUBICLE**
- **GAS RADIATOR CENTRAL HEATING**
- **ENCLOSED REAR GARDEN**



Hunters Burntwood are pleased to offer For Sale this well presented freehold semi detached house which is situated in the sought after village of Cannock Wood. The property has the benefit of sealed unit double glazing and gas radiator central heating and in brief comprises: porch, hall, lounge, kitchen diner, utility room, conservatory, two bedrooms and bathroom with separate shower cubicle. Outside the property has off road parking and an enclosed rear garden.

PORCH

With uPVC sealed unit double glazed windows to front and side, double glazed front entrance door, ceramic tiled floor and inset ceiling spotlight.

HALL

with a raised panel front entrance door, imitation wood herring bone floor, stairway leading to the first floor.

LOUNGE

13'6" x 12'4" (4.11m x 3.76m)
with sealed unit double glazed front bow window, imitation wood herring bone floor, Victorian style radiator, three wall light points and chimney breast with recess.

KITCHEN DINER

15'8" x 10'10" (4.78m x 3.30m)
fitted with a range of matching base, drawer and wall mounted units, round edge work surfaces which extends to a breakfast bar, inset enamel sink top & drainer, space for a gas range cooker, Victorian style radiator, storage cupboard containing the Worcester Gas combination boiler, sealed unit double glazed rear windows to side & rear and inset ceiling spot lights.

UTILITY

6'8" x 6'6" (2.03m x 1.98m)
with matching base & wall units, work surfaces with inset stainless steel sink top with mixer tap, space & plumbing for an automatic washing machine & dishwasher, space for a fridge freezer, Victorian style radiator, tiled splash backs and sealed unit double glazed rear window.

CONSERVATORY

9'8" x 7'10" (2.95m x 2.39m)
with sealed unit double glazed rear window, sealed unit double glazed door to the rear garden, ceramic tiled floor and light & power points

LANDING

having a sealed unit double glazed side window and Victorian style radiator.

BEDROOM 1

13'5" max x 12'3" (15'8" max) (4.09m max x 3.73m (4.78m max))
having two sealed unit double glazed front windows and Victorian style radiator.

BEDROOM 2

10'11" x 8'11" (3.33m x 2.72m)
having a sealed unit double glazed rear window,

Victorian style radiator and ceiling hatch with retractable ladder giving access to the boarded roof space which has floor boards, double glazed sky light window, storage cupboards and eaves storage.

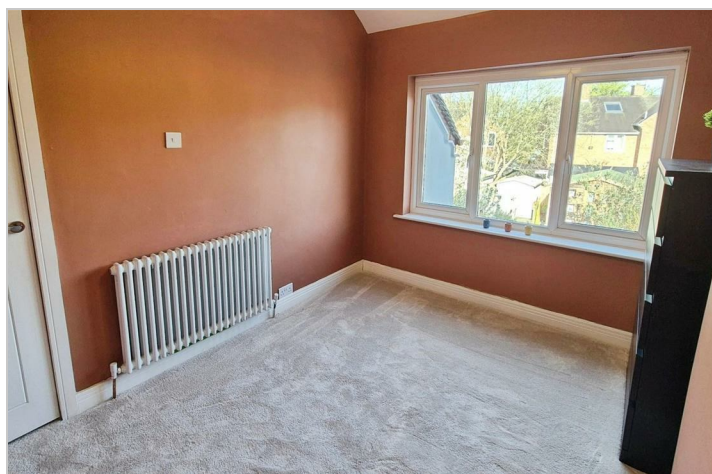
BATHROOM

11'3" x 6'6" (3.43m x 1.98m)

fitted with a white suite incorporating a bath with wooden side panel, shower cubicle with mains shower, pedestal hand basin, low flush W.C., 1/2 height wooden wall panelling, extractor fan, inset ceiling spotlights and sealed unit double glazed side window.

OUTSIDE

to the front, the property has gravelled area providing off road parking, a mature tree and access to the front entrance. a shared drive leads to the rear of the property where a gate gives access to the enclosed rear garden which has a patio area, lawned garden and garden room/summer house to the rear.



Road Map



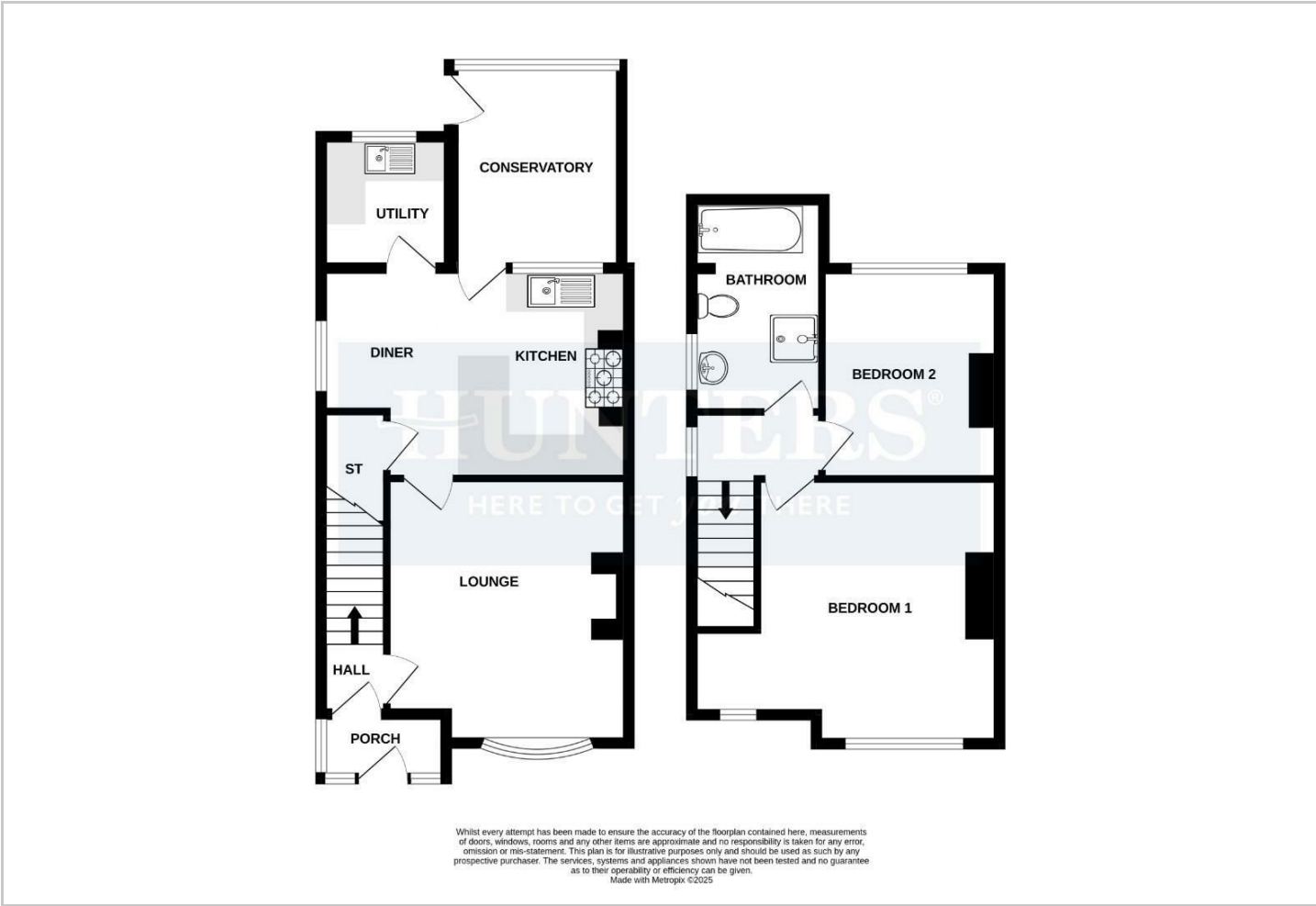
Hybrid Map



Terrain Map



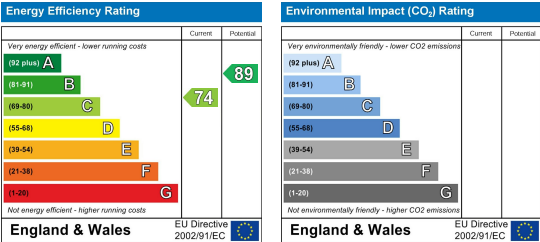
Floor Plan



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.