

Road Map



Hybrid Map



Terrain Map



Floor Plan



MARRION & CO

CHARTERED SURVEYORS | ESTATE AGENTS



Overley Watling Street

, Cannock WS11 8LX

Offers In The Region Of
£475,000 Freehold

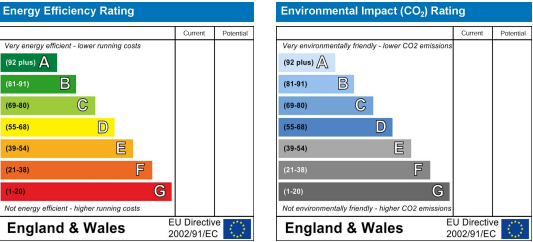


Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Graphs



639 Bloxwich Road, Leamore, Walsall, West Midlands, WS3 2BQ

t. 01922 404446

e. sales@marrion.co.uk

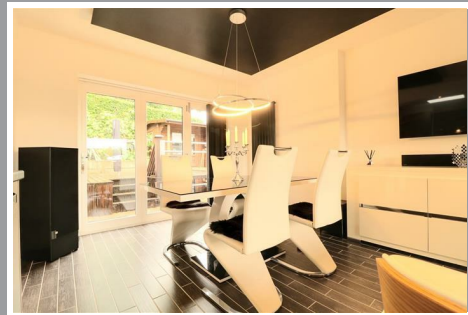
www.marrion.co.uk



Overley Watling Street

, Cannock WS11 8LX

Offers In The Region Of £475,000 Freehold



DESCRIPTION

Nestled in an elevated position on Watling Street, Cannock, this exquisite detached bungalow offers a harmonious blend of style and sustainability. Spanning an impressive 1,206 square feet, this eco-friendly home is set back from the road, providing a sense of privacy and tranquillity, enhanced by remotely controlled gates.

Upon entering, one is greeted by a welcoming canopy porch and a spacious entrance hallway that leads to two elegantly designed reception rooms. The heart of the home is undoubtedly the stunning open-plan kitchen and family room, perfect for both entertaining and everyday living. This area is bathed in natural light, creating a warm and inviting atmosphere.

The bungalow features three well-appointed bedrooms, including two generous double bedrooms on the ground floor, complemented by a fully tiled shower room and WC. For guests or family members seeking a bit more privacy, the upstairs suite offers a comfortable retreat, complete with its own bathroom and WC.

Additional highlights of this remarkable property include gas central heating, PVCu double glazing, and modern conveniences such as electric underfloor heating in the main rooms. The exterior boasts an oak-framed carport for two vehicles, a gravel driveway, and a low-maintenance decked rear garden, ideal for enjoying the outdoors without the hassle of extensive upkeep.

This property is a true gem, and its spacious accommodation can only be fully appreciated through a personal viewing. With its stylish design and eco-friendly features, this bungalow is not just a home; it is a lifestyle choice.

The internal accommodation briefly includes the following;- (all measurements approximate)

ON THE GROUND FLOOR

RECESSED ENTRANCE PORCH

With fully double glazed entrance door and side panel opening into the;-

WELCOMING RECEPTION HALLWAY measuring

6'2" x 16'1" (1.88m x 4.90m)

Having a polished Herringbone patterned solid Oak block floor with stylish space saving hardwood and steel framed staircase leading to the first floor guests suite, designer radiator, inset lighting, solid Oak replacement

internal doors lead to the bedroom and ground floor shower room together with an opening into the;-

THROUGH LOUNGE/DINING ROOM measuring

11'3" x 26'6" (3.43m x 8.08m)

Having a walk in triple glazed bay window to the front aspect and bi-fold doors leading to the rear Southerly aspect rear garden. The focal point is provided by a recessed contemporary styled log burning fire, designer radiators, attractive ceiling and inset spot lighting, ceramic floor tiling with electric underfloor heating and being open to the;-

FULLY RE-FITTED KITCHEN measuring

7'5" min x 28'5" max (2.26m min x 8.66m max)

This being comprehensively equipped in a range of matching base and wall units with black laminate work surfaces, incorporating integrated appliances, including two eye level Beko fan assisted electric ovens, an AEG built in microwave and coffee maker, full sized dishwasher and washing machine, fridge/freezer and wine cooler, an electric induction hob with extractor hood over, central breakfast island, under cabinet spot lights, plinth lighting, electric skylight, designer radiators, matching tiled floor with underfloor electric heating, single drainer charcoal coloured sink unit with contemporary mixer tap, wall cupboards housing the central heating boiler and triple glazed patio doors to both the front and rear aspects.

FRONT BEDROOM ONE measuring

12'1" x 11'3" (3.68m x 3.43m)

Having a triple glazed PVCu window to the front aspect, ceiling lighting, radiator and carpeted flooring.

REAR BEDROOM TWO measuring

12'1" x 10'4" (3.68m x 3.15m)

Having a triple glazed double opening patio doors leading to the rear garden, inset ceiling lighting, radiator and carpeted flooring.

FULLY TILED GROUND FLOOR SHOWER ROOM/WC

Having a contemporary suite comprised of corner shower cubicle with glazed screen, vanity wash hand basin and low level WC with concealed cistern, ceiling lighting, designer radiator, attractive tiled flooring with underfloor electric heating and PVCu triple glazed window to the rear aspect.

ON THE FIRST FLOOR

A GUEST SUITE measuring

10'9" x 10'8" (3.28m x 3.25m)

Comprising of bedroom and en-suite bathroom/WC

Having a triple glazed PVCu double opening window to the rear aspect, skylight window to the front aspect, together with glazed balcony overlooking the entrance hallway below, built in eaves storage space, recessed ceiling lighting leading into the;-

FULLY TILED EN-SUITE AREA

With matching tiled flooring, glazed vanity wash hand basin, low level WC, free standing bath, designer radiator and recessed ceiling lighting.

OUTSIDE

The property is approached through a remotely controlled five bar timber vehicular gate with gravelled driveway leading to the elevated property, which provides off road parking for several vehicles. There is a double car Oak framed free standing carport with additional caravan/boat/motorhome parking, log stores and pedestrian steps leading to the front door. To the right hand side of the property, there is a pedestrian gated entrance providing access to the Southerly facing fully enclosed low maintenance rear garden comprised of paved patio, with raised timber decked areas, window awnings to the rear French doors, built in seating area with covered BBQ facility, raised borders with planted areas and timber outbuildings and summerhouse, the whole having a particularly private and well screened rear aspect.

EXTRA NOTES: ECO-FRIENDLY HOUSE

There are solar panels, to the South, East and West facing roof slopes, which are linked to a battery storage, enabling solar powered energy to be stored for future use or sale to the National Grid.



GENERAL INFORMATION

TENURE: We are advised by the Vendor that the property is Freehold, however we have not inspected the Title Deeds and purchasers should confirm this with their solicitor prior to exchange of contracts.

COUNCIL TAX: We understand from www.voa.gov.uk that the property is listed under Council Tax Band C.

SERVICES: All mains services are assumed to be connected to the property. Drainage for this property is to a septic tank.

FIXTURES AND FITTINGS: Items detailed in these particulars are included in the sale and will pass with the property.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.