

# HUNTERS®

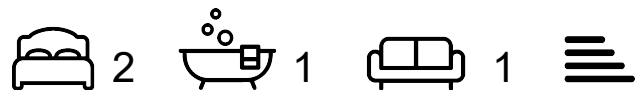
HERE TO GET *you* THERE



## New Penkridge Road

Cannock, WS11 1HW

Guide Price £240,000



Council

Tax New Build



# 52b New Penkridge Road

Cannock, WS11 1HW

Guide Price £240,000



## ENTRANCE HALLWAY

accessed via a composite front entrance door and having useful under stairs storage with a wall light fitment. Two ceiling light points, stairs to the first floor bedroom and a UPVC double-glazed window to the front aspect

## OPEN PLAN LOUNGE/DINING KITCHEN

the kitchen area having a range of base and wall units with wood effect roll top work surfaces and stainless steel sink with drainer and mixer tap. Electric oven, electric hob with splash back and extractor hood, appliance space for a fridge-freezer and space with plumbing for a washing machine. Inset ceiling spotlights and a UPVC double-glazed window to the rear aspect.

The lounge area has a ceiling light point, radiator and UPVC double-glazed French doors leading into the rear garden

## BEDROOM ONE

having a ceiling light point, radiator and UPVC double-glazed window to the front aspect

## BATHROOM

having a panelled bath with mains shower attachment, shower screen and aqua panelled surround, vanity hand wash basin with tiled splashback and a close-coupled WC. Inset ceiling spotlights, extractor fan and a UPVC double-glazed window to the side aspect

## FIRST FLOOR LANDING

approached via the staircase in the hallway and having a ceiling light point

## BEDROOM TWO

providing storage and a cupboard housing the hot water cylinder. Ceiling light point and two Velux windows

PLEASE NOTE THERE IS RESTRICTED HEAD HEIGHT IN THIS ROOM

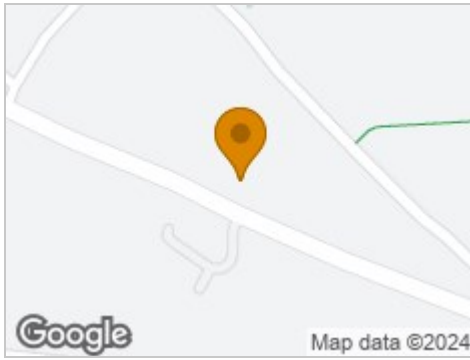
## OUTSIDE

the front of the property is sat on the pedestrian pathway with allocated parking for two vehicles.

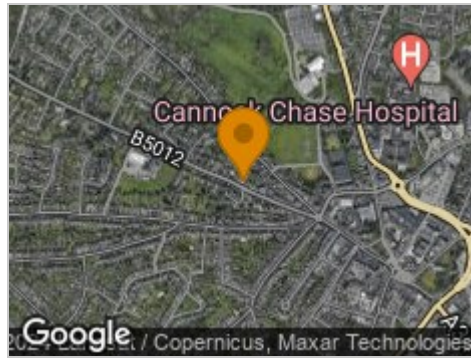
the rear garden has a paved patio with a step down to the lawn, screen fencing, outside light, outside electric point and pedestrian side access



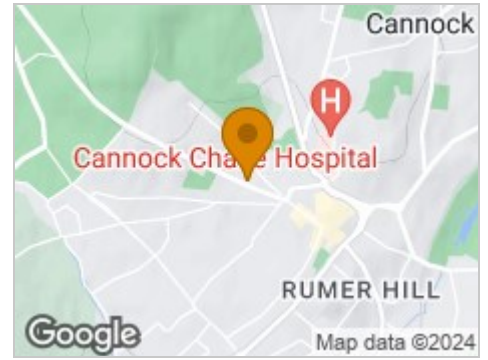
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Lichfield Office on 01543 419000 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.