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54 New Penkridge Road, Cannock, WS11 1HW

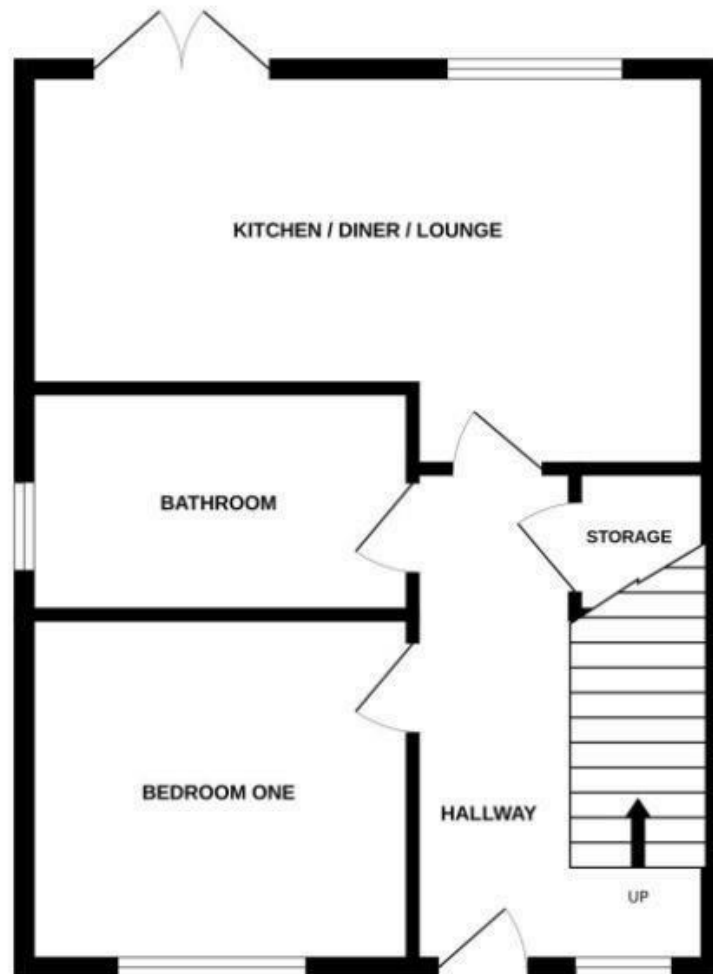
54 New Penkridge Road, Cannock, WS11 1HW

Guide Price £240,000

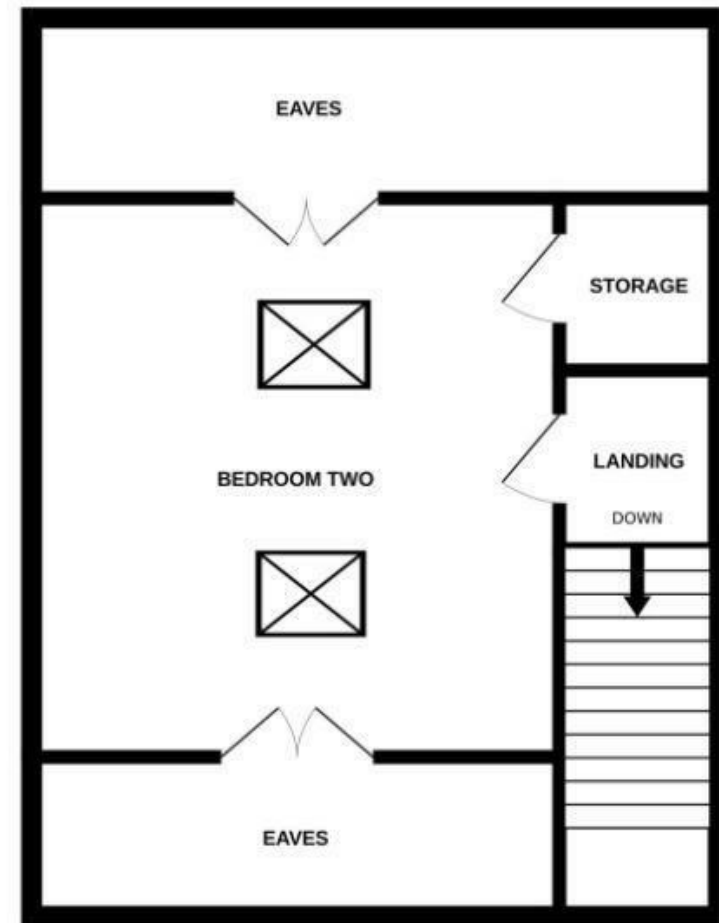
This brand new semi-detached, two bedroom dormer bungalow is located on the very sought after New Penkridge Road in Cannock. Offered with NO UPWARD CHAIN and a TEN YEAR NHBC CERTIFICATE. The property comprises of; Entrance Hallway, open plan living, two bedrooms and bathroom. Garden to Rear. Two Allocated Parking Spaces. EPC rating TBC

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
lichfield@hunters.com | www.hunters.com

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

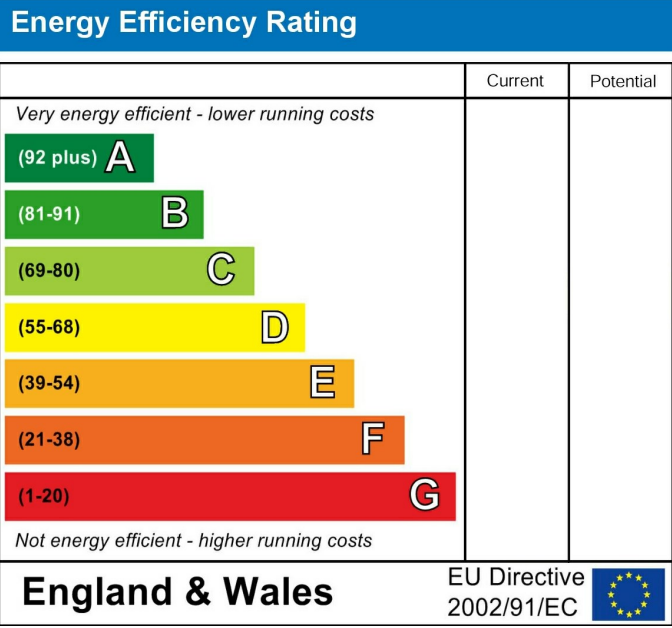
OUTSIDE

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

AGENTS NOTE

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.



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. 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.





