



**Spode Place, Heath Hayes**  
Cannock, WS11 7YZ

**SKITTS**  
ESTATE AGENTS

## Accommodation description

**\*\*A WELL PRESENTED THREE BEDROOM DETACHED HOUSE\*\*** situated in a cul-de-sac position. Benefits from double glazing and gas radiator central heating. Comprises of hall, lounge, separate dining room, conservatory, refitted kitchen, utility room, downstairs w.c., family bathroom, front and rear gardens, garage and driveway. **CALL SKITTS BLOXWICH TO ARRANGE YOUR VIEWING!**

**Description:** Skitts are delighted to offer for sale this well appointed modern three bedroom detached house situated in a cul-de-sac position. Benefits from double glazing and gas radiator central heating. Briefly comprises of reception hall, lounge, double doors opening into a separate dining room, conservatory, refitted kitchen, separate utility room, downstairs w.c., modern bathroom, well presented gardens, driveway and single garage.

**Entrance Hall:** having uPVC double glazed front entrance door, obscure double glazed window to the front, stairs leading to the first floor level, radiator, laminate flooring, door leading to:

**Lounge:** 13' 9" x 11' 11" (4.19m x 3.63m) having fireplace with living flame gas fire, two double glazed windows to the front, radiator, double doors leading to:

**Dining Room:** 10' 0" x 8' 11" (3.05m x 2.72m) having double glazed patio doors, radiator, door leading to:

**Refitted Kitchen:** 10' 0" x 8' 3" (3.05m x 2.52m) having a range of fitted cream gloss wall, drawer and base cupboard units with work surfaces over, inset one and a half bowl sink and drainer unit, tiled splashbacks, built in electric fan assisted oven, induction hob with extractor hood above, under stairs cupboard, tiled floor, radiator, uPVC double glazed window to the rear, door leading to:

**Utility Room:** 5' 10" x 5' 9" (1.79m x 1.75m) having a fitted wall and base cupboard, work surface, inset sink and drainer unit, plumbing for dishwasher and washing machine, tiled floor, wall mounted boiler, uPVC double glazed window to the rear, uPVC double glazed door leading to the rear garden, radiator, door leading to:

**Downstairs W.C.** 5' 9" x 3' 0" (1.75m x 0.91m) having a low flush W.C., vanity wash hand basin, radiator, tiled floor,, obscure uPVC double glazed window to the side

**Conservatory:** 10' 0" x 9' 10" (3.05m x 2.99m) having laminate flooring, uPVC double glazed French style doors, power points

### On The First Floor

**Landing:** having airing cupboard, uPVC double glazed window to the side, access to part boarded loft storage area with pull down ladder and light, doors leading off to:

**Bedroom One:** 11' 7" x 8' 10" (3.52m x 2.70m) having two uPVC double glazed windows to the front, radiator, built in wardrobe

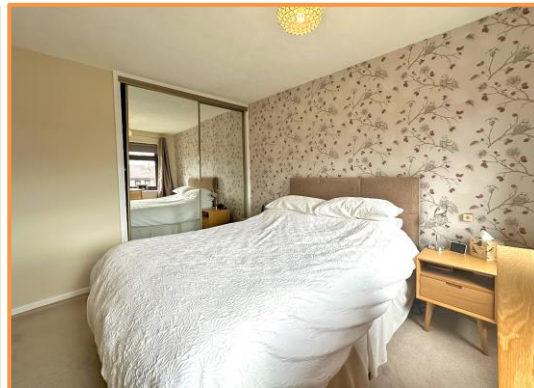
**Bedroom Two:** 9' 11" x 8' 10" (3.02m x 2.70m) having uPVC double glazed window to the rear, radiator

**Bedroom Three:** 8' 7" x 6' 1" (2.61m x 1.85m) having uPVC double glazed window to the front, radiator

**Bathroom:** 6' 5" x 5' 6" (1.95m x 1.67m) having suite comprising panelled bath with shower over, vanity wash hand basin, low flush W..C., tiled walls and floor, obscure uPVC double glazed window to the rear, heated towel rail, ceiling spot lights

**Outside:** having enclosed fenced garden to the rear with paved patio, steps leading up to lawn area with flower borders and security light. Gated side access To the front the garden is also laid to lawn with tarmacadam driveway affording off road parking.

**Garage:** 17' 0" x 8' 3" (5.18m x 2.51m) having up and over door to the front, uPVC door to the side, power and light points, loft space





# General information

**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**COUNCIL TAX BAND: C**

**EPC RATING: C**

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**VIEWING:** By way of prior appointment with Skitts Estate Agents Skitts - Bloxwich Tel: 01922 478104 Email: bloxwich@skitts.net

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**MARKET APPRAISAL:** We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

**NOTICE:** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

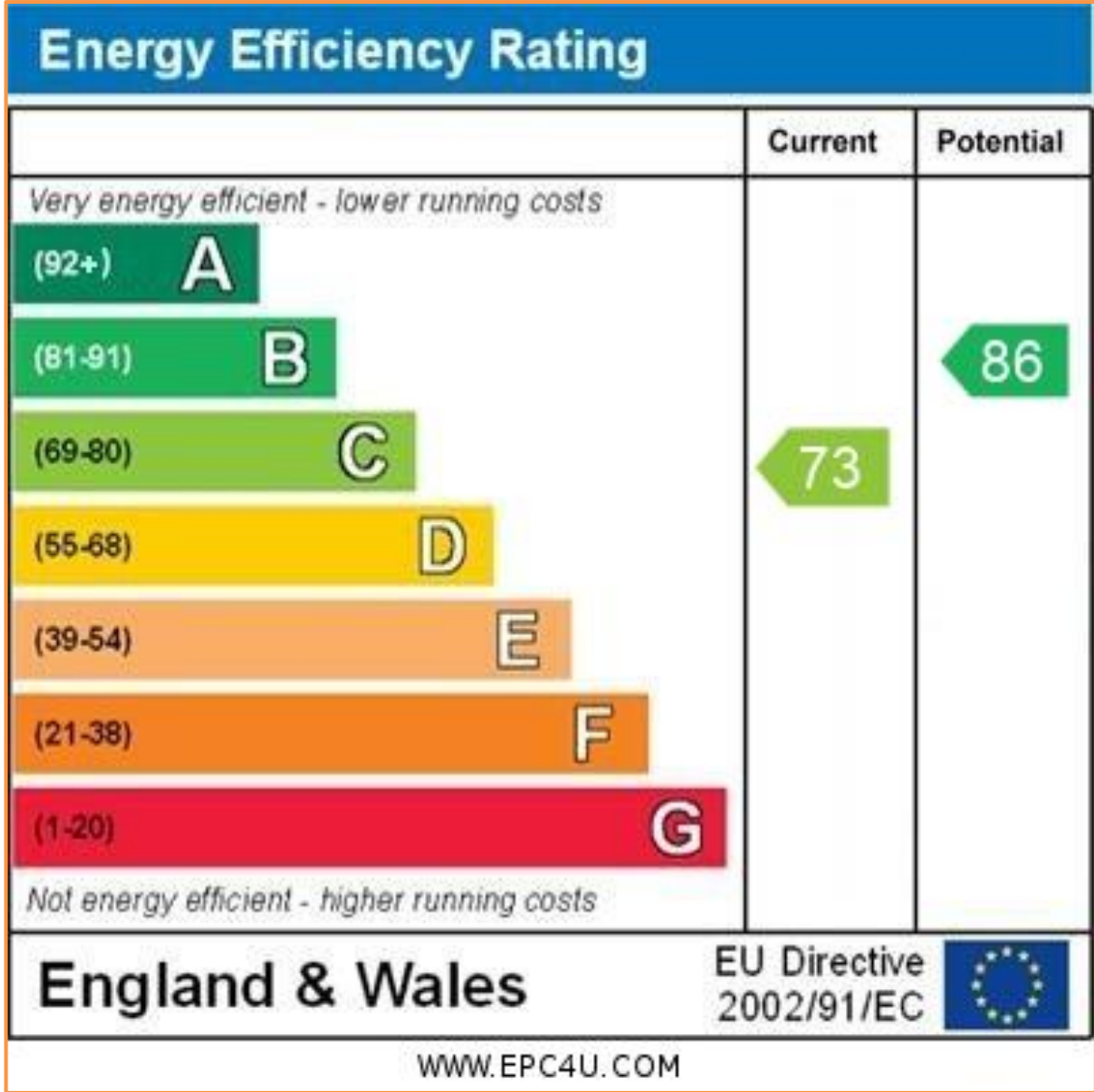
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.



**£330,000**

# ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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