

HUNTERS[®]

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Hayfield Hill

Cannock Wood, Rugeley, WS15 4RS

£1,800 PCM



AVAILABLE TO LET - This individually designed split level detached house offers spacious accommodation and is situated in a sought after location with open aspect to the rear. The property has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: porch, hall, guest cloakroom, spacious living room, fitted kitchen, conservatory, study, utility, three bedrooms, ensuite to bedroom 1, wet room and garage. Outside is a front garden with driveway parking for several cars and an enclosed rear garden.



PORCH

fitted with a Composite front entrance door, sealed unit double glazed windows to front & side and tiled floor.

HALL

with entrance door, tall radiator, door to the garage and staircase to lower and upper floors.

GROUND FLOOR CLOAKROOM

fitted with a low flush W.C., hand basin, towel radiator, sealed unit double glazed front window and extractor fan.

BEDROOM 3 11'7" x 7'1" (8'3"max) (3.53m x 2.16m 2.51m)
having a sealed unit double glazed front window and radiator.

GARAGE 17'3" x 9'3" (5.26m x 2.82m)

fitted with electric up & over entrance doors, wall mounted gas combination boiler, solar panel, solar power battery, light & power points and cold water tap.

LOUNGE 24'0" (20'1" min) x 16'8" (7.32m 6.12m min) x 5.08m)
having a sealed unit double glazed rear door, sealed unit double glazed rear windows, 4 radiators, log burner, telephone point, sky light window, and inset spotlights.

ACCESS TO CONSERVATORY 6'6" x 4'6" (1.98m x 1.37m)
having sealed unit double glazed side window, sealed unit double glazed side door and rear window and door to the:-

CONSERVATORY

with sealed unit double glazed windows to the sides and rear, sealed unit double glazed doors to either side, radiator and tiled floor.

KITCHEN 15'11" x 9'8" (4.85m x 2.95m)
fitted with a range of matching base, drawer and wall mounted units, glass fronted display cabinets, extensive work surfaces incorporating a 1 1/2 bowl sink top with mixer tap, Lamona 4 ring induction hob, Bosch electric oven, space & plumbing for an automatic dishwasher, tiled splashbacks, sealed unit double glazed rear window and sealed unit double glazed side door.

LOWER GROUND FLOOR :-

STUDY 11'1" x 6'9" (3.38m x 2.06m)
with a sealed unit double glazed side window, double panel radiator and window to the living room.

UTILITY 8'11" x 7'11" (2.72m x 2.41m)
with a sealed unit double glazed side door, base units, work surface incorporating a stainless steel sink top and mixer tap, double panel radiator, plumbing for an automatic washing machine and extractor fan.

LANDING

having a gallery landing with a vaulted ceiling and sealed unit double glazed windows.

BEDROOM 1 11'11" x 9'8" (3.63m x 2.95m)
having a sealed unit double glazed rear window and tall radiator.

ENSUITE

fitted with a white suite incorporating a low flush W.C., pedestal hand basin, shower cubicle with mains shower, towel radiator, sealed unit double glazed side window, extractor fan and ceiling hatch to the roof space.

BEDROOM 2 11'7" max x 10'7" (3.53m max x 3.23m)
having a sealed unit double glazed rear window, sealed unit double glazed side window and radiator.

WET ROOM

fitted with a white suite incorporating a low level W.C., pedestal hand basin, mains shower, chrome towel radiator, ceramic tiled walls, inset ceiling spotlights, and ceiling hatch to the roof space.

OUTSIDE

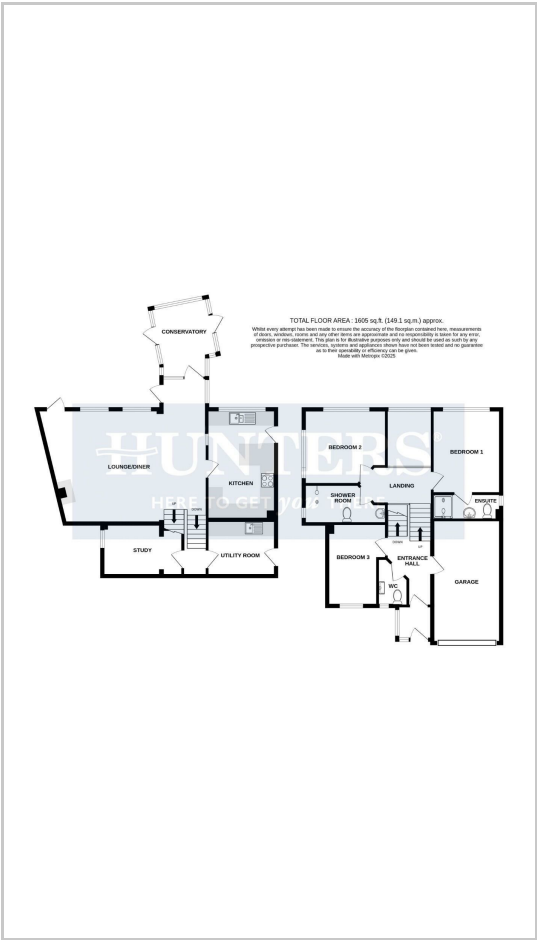
To the front the property is set back from the road behind a mature hedge and has driveway parking for several cars, paved path to the front entrance and path leading past a gravelled area & flower bed to a side gate which gives access to the Rear garden. At the rear, the garden is lined by fencing and hedges and has paved patio areas and lawned garden with views across open countryside.

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.

Area Map



Floor Plans



Energy Efficiency Graph

