



CHARIOT

ESTATES

INDEPENDENT ESTATE AGENTS



36 Meadow Way, Cannock, WS12 3YQ

£400,000

- A five bedroom detached family home.
- Two modern bathrooms and a guest W.C
- Two spacious reception rooms
- Viewing recommended
- Kitchen/diner
- Located close to local amenities and commuter routes
- Enclosed rear garden

36 Meadow Way, Cannock WS12 3YQ

Chariot Estates are pleased to bring to the market this five bedroom detached family home on Meadow Way, Heath Hayes, Cannock. This detached house offers a perfect blend of comfort and space making it an ideal family home.

The home is well-positioned for local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. With its spacious layout and desirable location.

Viewing is essential to appreciate the size and what the property has to offer.

Entrance is via a composite door into:



Council Tax Band: D



Hallway

Having a radiator, stairs leading to the first floor and doors to guest WC and lounge.

Guest W.C

4'11" x 3'6"

Having a vanity unit with hand wash basin, low level flush W.C., chrome heated towel rail, light point and double glazed UPVC window.

Lounge

14' x 12'8"

Having a double glazed UPVC bay window to the fore, two light points, radiator and electric fire with decorative surround.

Kitchen/Diner

15'12" x 10'11"

Having a range of wall and base units with integrated fridge and dishwasher, electric oven with electric hob and extractor fan over, composite one and a half bowl sink with drainer and mixer tap, tiled floor, double glazed UPVC window to the rear, double glazed UPVC French doors which lead into the garden, recessed spotlights and kick-board lighting, radiator, pantry cupboard and integrated microwave.

Sitting Room

14'6" x 7'10"

Having double glazed UPVC French doors which lead into the garden, radiator, light point and door leading to the garage.

Landing

Having two light fittings, storage cupboard, access to the roof void and doors leading to the bedrooms, bathroom and shower room.

Bedroom One

13'8" x 9'5"

Having two double glazed UPVC windows to the fore, light point, radiator and two fitted wardrobes.

Bedroom Two

11'4" x 7'9"

Having double glazed UPVC French doors leading to Juliette style balcony to the rear, two Velux windows, recessed spot lights and radiator.

Bedroom Three

10'3" x 8'4"

Having a double glazed UPVC window to the fore, radiator and light point.

Bedroom Four

8'12" x 7'

Having double glazed UPVC window to the rear elevation, radiator and light point.

Bedroom Five

9'1" x 8'11"

Having a double glazed UPVC window to the rear, radiator and light point.

Bathroom

7'4" x 7'1"

Having bath with chrome mixer tap and hand held shower head, vanity wash hand basin, WC, tiled floor and part tiled walls, chrome heated towel rail, recessed spot lights and double glazed UPVC windows.

Shower Room

5'10" x 4'10"

Having a shower cubicle, tiled floor, part tiled walls, low level flush WC, vanity wash hand basin, recessed spot lights, chrome heated towel rail and double glazed UPVC window.

Garage

17'9" x 8'9"

With up and over garage door, plumbing for washing machine, light point and electric sockets.

Garden

Having a paved patio with steps leading to a further lawn, shrubs, space for a summer house and a fenced perimeter.

Driveway

Having a block paved driveway affording ample off road parking.

Disclaimer

Due to legislation we are required to carry out anti money laundering checks on all potential buyers and their giftors at a non-refundable fee of £48 INC of VAT and £12 INC VAT for a Ofsi sanctions check.

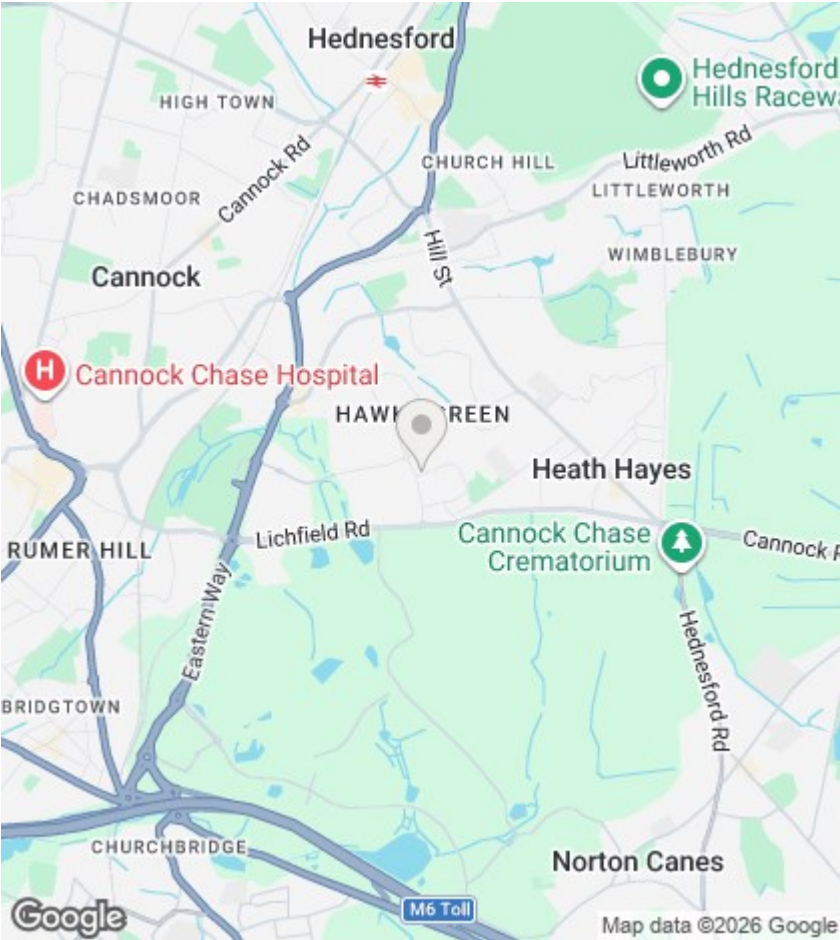
We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

VIEWING: Strictly via Chariot Estates on 01543 68 68 77

TENURE: Freehold

E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk



Directions

Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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

