



CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS



32 Pheasant Way, Cannock, WS11 7LB

£265,000

- No chain, move in ready
- Spacious three-storey home with four comfortable bedrooms
- Conservatory
- Viewing highly recommended
- Near McArthur Glen outlet
- Two En-suites, main family bathroom and guest W.C
- Located on Pheasant Way
- EPC: C Council Tax: D

32 Pheasant Way, Cannock WS11 7LB

Chariot Estates are pleased to market this splendid end terrace house located on Pheasant Way in Cannock. This modern property, built in 2010, offers a generous living space making it an ideal home for families or those seeking extra room to breathe.

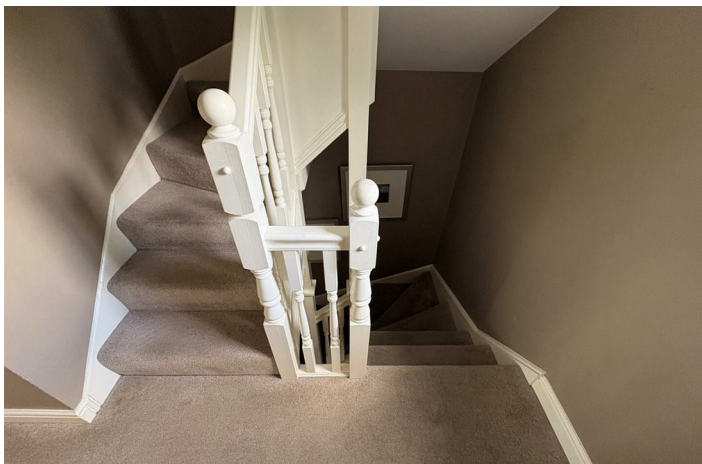
As you enter, you will find a well-proportioned entrance hallway with understair storage leading to good sized family kitchen. The house boasts four spacious bedrooms, ensuring ample accommodation for family members or guests. With three bathrooms, including en-suite facilities, morning routines will be a breeze, allowing everyone to enjoy their privacy and comfort.

Spread over three storeys, this property offers a thoughtful layout that maximises space and light. The design is both practical and stylish, catering to modern living needs. The excellent location near the McArthur Glen shopping outlet means you will have a variety of shops and amenities right at your doorstep, making daily errands convenient and enjoyable.

With no chain involved, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to upgrade, this home presents a fantastic opportunity in a desirable area. Don't miss your chance to own this delightful property in Cannock, where comfort and convenience come together beautifully.



Council Tax Band: D



Entrance Hallway

Having stairs leading off to the first floor accommodation, under stairs storage and door into:

Kitchen/Diner

14'1" x 13'12"

Having wall and base units, preparation surfaces, integrated oven and hob with extractor over, 1 1/2 sink and drainer, space for little dining table, space for appliances, double glazed window to the rear and doors off too:

Office / Converted Space

10'8" x 8'9"

Conservatory

8'10" x 18'1"

Being a fantastic size and built of part brick construction with double glazed windows to the side and rear with double opening french doors leading out to the rear garden.

Guest W.C

Having a low level flush W.C, wash hand basin, double glazed window and a radiator.

First Floor Landing

Having a double glazed window to the fore and a stairs leading off to the second floor accommodation.

Lounge

21'6" x 9'3"

Having double glazed juliet balcony to the fore, double glazed window to the rear and a radiator.

Bedroom One

9'11" x 10'1"

Having a double glazed window to the rear garden radiator and door to the en-suite.

En-suite

4'6" x 5'3"

Having a low level flush W.C, wash hand basin set into a vanity unit, separate shower cubicle, white wall cladding, and a heated towel rail.

2nd floor landing

Bedroom Two

9'11" x 9'2"

Having a built in wardrobe, radiator door into en-suite and a double glazed window.

En-suite

3'11" x 5'7"

Having a low level flush W.C, pedestal wash hand basin, separate shower cubicle and full height splash back.

Bedroom three

7'9" x 10'4"

Having a double glazed window to the window and a radiator.

Bedroom four

6'9" x 5'12"

Having a double glazed window to the fore and a radiator.

Main bathroom

6'2" x 6'

Having a low level flush W.C, paneled bath, low level flush W.C and tiled splash backs.

Rear garden

Having a paved patio area idea for entertaining, raised decked area with space for shed/bar area. artificial lawn and planted borders all being enclosed by a fenced perimeter.

Disclaimer

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

Due to legislation move with us require to conduct ID/ anti money laundering check on all buyers and giftors at a cost of £49 + VAT. Any parties making an offer that, should their offer be accepted, this charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued

VIEWING: Strictly via Chariot Estates on 01543 686877

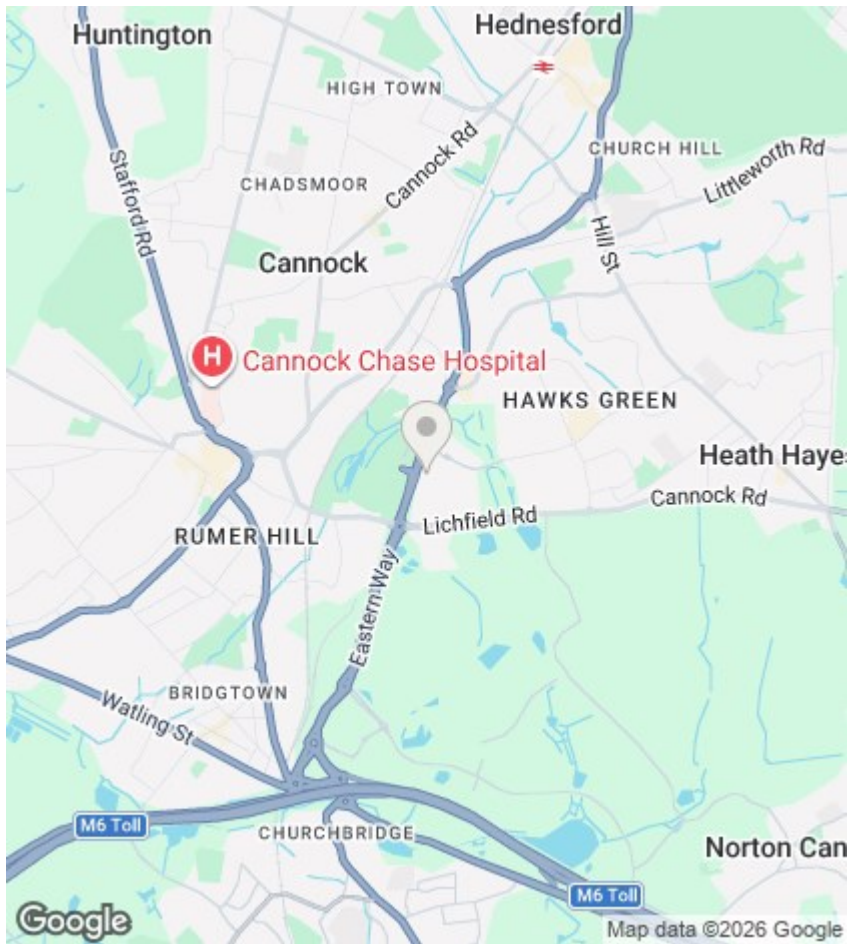
E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk

EPC: C

Council Tax: D

No onward chain



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	74	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	

