



## 10 Kingswood Drive

Norton Canes, Cannock, WS11 9TR

**£295,000**



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## Entrance Porch

Approached from upvc double glazed front entrance door and having wall light, laminate flooring and further door to Hallway.

## Reception Hallway

Having ceiling light point, radiator, coving, laminate flooring and stairs leading to First Floor Landing.

## Lounge

17'10" x 11'11" (5.44m x 3.63m)

Having feature fire place with inset gas fire on hearth. Ceiling light point, coving, radiator and upvc double glazed bay window to front aspect.

## Dining Room

10'0" x 9'4" (3.05m x 2.84m)

Having ceiling light point, radiator, laminate flooring and French upvc double glazed doors to Rear Garden. Double doors to Fitted Kitchen.

## Fitted Kitchen

14'2" x 9'8" (4.32m x 2.95m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with drainer and mixer tap. Gas range with extractor hood over and integrated dishwasher. Two ceiling light points, laminate flooring, useful larder cupboard and two upvc double glazed windows to rear aspect. Upvc door to Rear Garden. Further door to Inner Lobby.

## Inner Lobby

Having ceiling light point, laminate flooring, coving and access door to Garage.

## Guest Cloakroom

Comprising closet w.c and vanity hand wash basin. Ceiling light point, extractor fan, coving, radiator and laminate flooring.

## First Floor Landing

Approached from stairs in Hallway and having ceiling light point, airing cupboard with shelving, loft access with ladder, light and being boarded and upvc double glazed window to side aspect.

## Bedroom One

12'7" x 8'6" (3.84m x 2.59m)

Having ceiling light point, radiator, coving and upvc double glazed window to front aspect.

## Bedroom Two

10'0" x 8'6" (3.05m x 2.59m)

Having ceiling light point, radiator, coving and upvc double glazed window to rear aspect.

## Bedroom Three

8'7" x 6'4" (2.62m x 1.93m)

Having ceiling light point, radiator, built in wardrobe and upvc double glazed window to front aspect.

## Shower Room

Comprising double walk in shower cubicle, pedestal hand wash basin and w.c. Inset ceiling lights, radiator, part tiling to walls, tiled flooring and upvc double glazed window to rear aspect.

## Outside

The front of the property having a block paved driveway providing parking for several vehicles. This in turn leads to Garage with electric up and over door, having power, light, utility area with plumbing

Tel: 01889 358172

for washing machine, wall mounted combination boiler and access door to Inner Lobby. The enclosed rear garden having paved seating area, steps to artificial lawn with flower borders, shed, gazebo with paved patio and out side tap. The vendors do have a hot tub which potentially could be open to purchase, subject to negotiation.

### **Agents Notes**

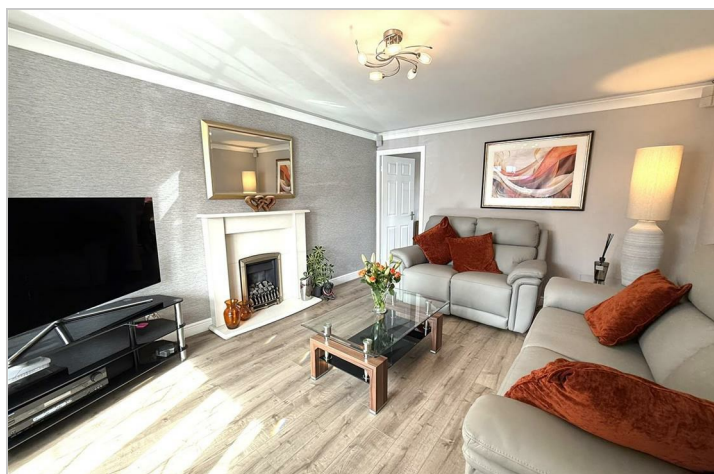
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

#### **Fixtures and Fittings:**

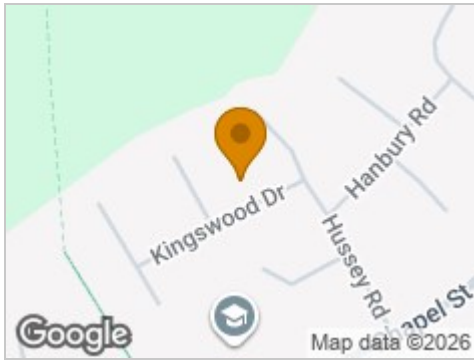
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

#### **Money Laundering;**

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



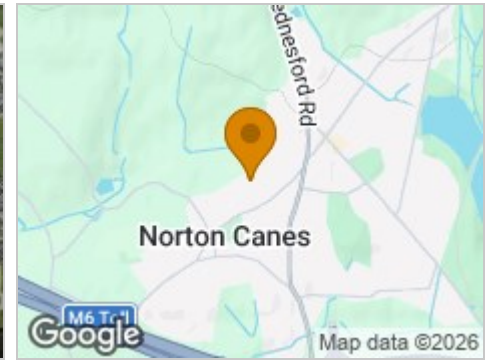
## Road Map



## Hybrid Map



## Terrain Map



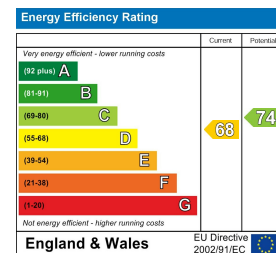
## Floor Plan



## Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.