CHARIOT
ESTATES
INDEPENDENT ESTATE AGENTS

106 Burns Street, Cannock, WS11 6DR

£475,000

- A superb brand New build detached Dorma style family home.
- Modern interior design
- Ideal for growing families
- Viewing highly recommended
- Excellent size rear garden and ample parking to the fore.
- No Onward Cahin
- Three modern bathrooms and a guest W.C.
- Excellent Open Plan Breakfast kitchen and seperate utility
- Convenient access to transport links and amenities
- EPC & Council Tax Band Tbc

9a Cannock Road, Chase Terrace, Burntwood, Staffordshire, WS7 1JS
01543 686877
burntwood@chariotestates.co.uk

106 Burns Street, Cannock WS11 6DR

Chariot Estates are pleased to market this absolutely superb brand New build detached Dorma style family home.

Having a fantastic layout providing down stairs living quarters if needed but a fabulous space upstairs to accommodate a lot of different circumstances if required.

This outstanding highly finished detached new build is perfect for families giving the space and freedom with its modern features and numerous bathrooms making morning routines a breeze.

The property has no onward chain providing the ease of a quick purchase.

There is ample of road parking to the fore with a composite door into:

null 4 2

Council Tax Band: Exempt

Fantastic Entrance Hallway
Having a sky light beaming the area with lots of natural light, balcony style landing with a glass balustrade showing of the landing space, spot lights, stairs leading off to the first floor accommodation, doors off to the kitchen, guest W.C, bedroom, and the dining room/bedroom four.

Brand New Breakfast Kitchen
24'12" x 14'12"
Being a fantastic space for entertaining with its size. Bi-folding doors leading out to the rear garden which in summer months is ideal for family gatherings, having plenty of wall and base units in a shaker style. Preparation work surfaces, built in double oven & microwave, built in fridge and freezer and a built in dishwasher. Ceramic Hob with extractor fan over, spotlights, plenty of sockets and cupboard space, fabulous island with storage, double glazed window to the rear. Sink and drainer with a mixer tap, splash back, extractor, click vinyl flooring and a solid Oak door into:

Utility
8'8" x 6'5"
Having base units, sink with mixer tap, space for appliances and preparation surfaces. Housing the heat source pump with provides under floor heating throughtout the ground and the radiators upstairs, extractor and click vinyl flooring..

Open Plan Family Lounge
14'12" x 12'6"
Having a Multi fuel fire, sockets, lighting and carpets.

Family Room
18'7" x 16'4"
Housing a fantastic sky light beaming further natural light, double glazed bi-fold doors to the garden allowing in plenty of natural light. Spotlights, plenty of sockets and click vinyl flooring.

Guest W.C
6'6" x 5'7"
Having vanity unit with low level flush w.c, a hand wash basin with storage, a splash back, extractor fan, click vinyl flooring, spot lights and an oak door.

Dining room/Bedroom Four
14'10" x 14'2"
Having double glazed bay window to fore, sockets, central light, carpet and oak door.

Ground Floor Bedroom Three
14'9" x 14'8"
Having a double glazed bay window to fore, sockets, central light, carpet and oak door into ensuite.

En- suite
8'3" x 5'11"
Having a vanity unit with built in low level flush w.c, hand wash basin with storage. Having walk in shower cubicle, extractor fan, click vinyl flooring, full height splash back & Spotlights.

First floor Master Bedroom
21'7" x 9'11"
Having a double glazed window to the rear, radiator, spotlights, carpet and oak door into the ensuite.

First floor Master En-suite
14'12" x 12'4"
Having a low level flush w.c set into a vanity unit, sink with storage, a bath, separate walk in shower. Useful storage into the eaves, wall mounted heated town radiator, spotlights, extractor fan and click vinyl flooring.

First Floor Bedroom Two
16'3" x 15'6"
Having a double glazed window to rear, spot lights, radiator, carpet and oak door into the ensuite.

First Floor En-suite
14'12" x 12'3"
Having a low level flush w.c set into a vanity unit, sink with storage, a bath, separate walk in shower. Wall mounted heated town radiator, spotlights, extractor fan and click vinyl flooring.

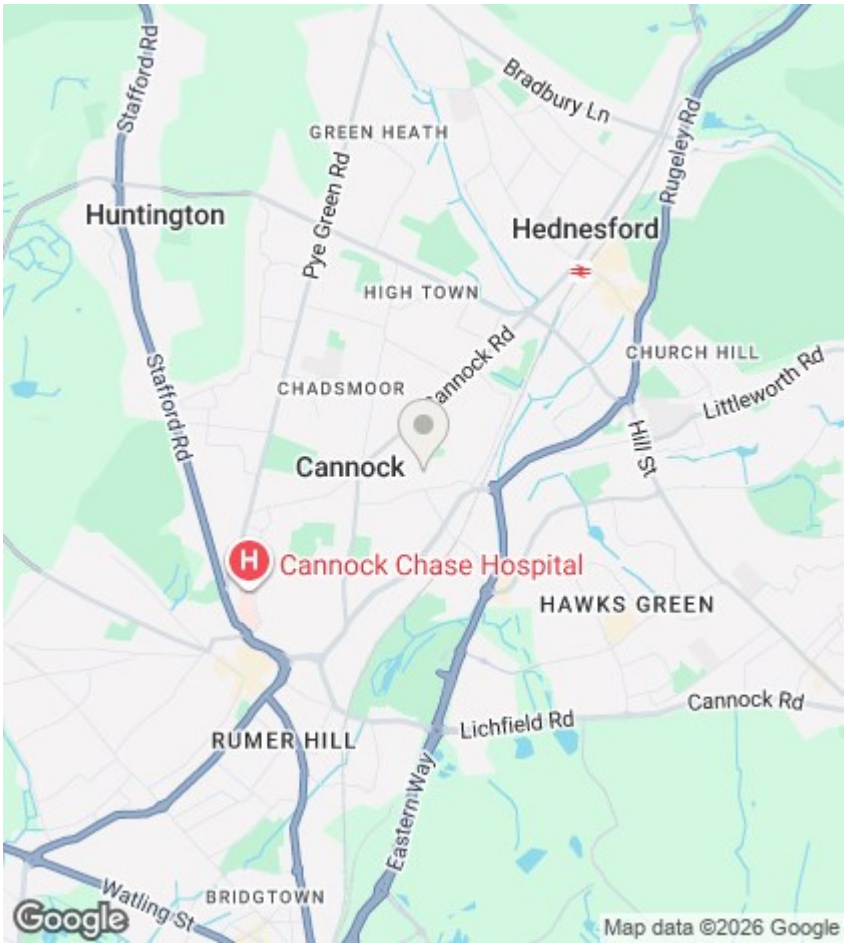
Landing Space

Rear Garden
Having a paved patio area, good sized artificial lawn area, shrubs and plants to the rear and all being enclosed by a fenced perimeter.

Disclaimer
An internal viewing is highly recommended to appreciate the layout, finish and size of the property.

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

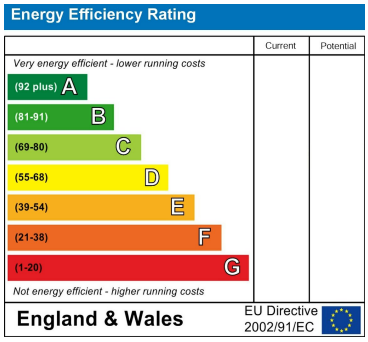


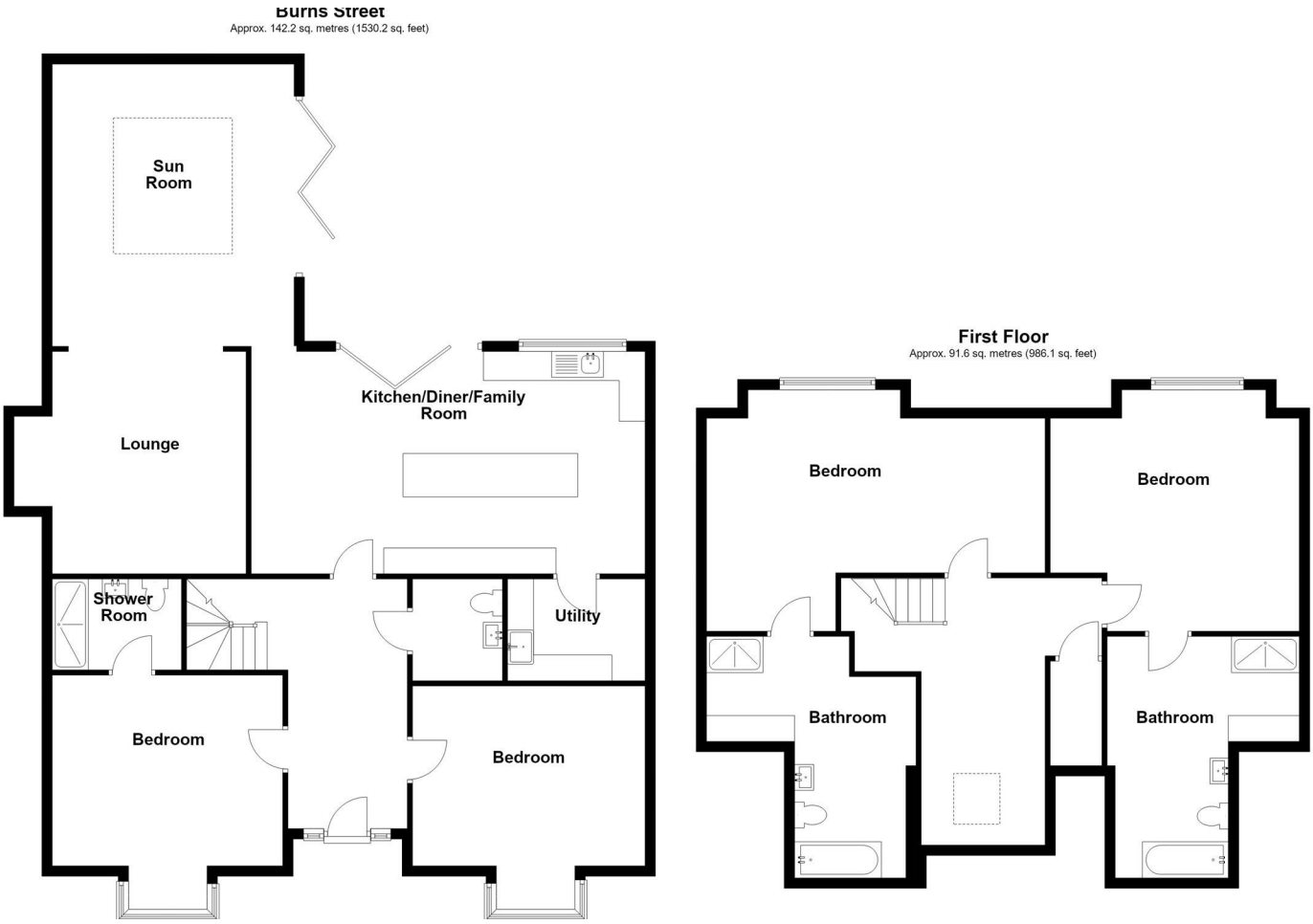
Directions

Viewings

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

EPC Rating:





9a Cannock Road, Chase Terrace, Burntwood, Staffordshire, WS7 1JS
01543 686877
burntwood@chariotestates.co.uk