



262 Cannock Road
Westcroft
WV10 8QG

nick tart

Key Features

- Detached family home
- Substantial plot
- Manicured garden
- Ample driveway
- Garage store
- Living/Dining area
- Breakfast kitchen
- Downstairs WC
- 4 Bedrooms
- Bathroom & Ensuite

Contact Us

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Ground Floor



Floor 1

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Approximate total area⁽¹⁾
1284 ft²
119.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor

Entrance hall which has a composite style front door with obscure glass, *Herringbone* style flooring, radiator, understairs storage cupboard, downstairs WC, staircase rising to the first floor and doors to...

Living area which has a feature fireplace with contemporary style gas fire, UPVC double glazed bay window to the fore, a radiator with a half-squared opening to the...

Sitting / Dining area which has a radiator and UPVC double glazed sliding patio doors which lead outside.

Breakfast kitchen which has a matching range of wall and base level units with work surfaces over, integrated fridge/freezer and dishwasher, plumbing for washing machine, a built in electric oven, separate five ring gas hob with extractor fan over, tiled flooring, subway tiled splashbacks, inset spot lighting, radiator and UPVC double glazed patio doors which open towards the garden.

Garage store which has front and rear access and the benefit of power and light points.



Outside

To the rear of the property is a paved patio area and lawn, surrounded by mature and landscaped flower and shrub borders, complimented by water features. To the front of the property is a driveway that allows off road parking which is protected by secure gates.

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.

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First Floor

Split landing which has doors leading to...

Bedroom which has a radiator, UPVC double glazed window to the fore and an internal door leading to the...

Ensuite which has a shower cubicle with *AQUA* electric shower unit, inset spot lighting, WC, wash hand basin with mixer tap, tiled flooring and fully tiled walls.

Bedroom which has a radiator and UPVC double glazed windows to the fore.

Bedroom which has a built-in wardrobe with sliding mirror doors, radiator and UPVC double glazed bay window to the fore.

Bedroom which has a radiator and UPVC double glazed windows to the rear.

Bathroom which has a suite comprising of sunken panel bath with shower attachment over, shower cubicle, WC, pedestal wash hand basin, heated towel rail, fully tiled walls, inset spot lighting, tiled flooring and UPVC double glazed windows with obscure glass to the rear.



EPC: D62

Tenure - we are advised the property is Freehold.

Services - we are advised all mains services are connected.

Council Tax - **Band C** (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.



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