



Baden Powell Close,
Cannock Wood, WS15 4QZ

Offers in the Region Of £550,000

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Welcome to Baden Powell Close... Paul Carr Estate Agents are delighted to bring to market this fantastic detached family home, located in the highly desirable village of Cannock Wood.

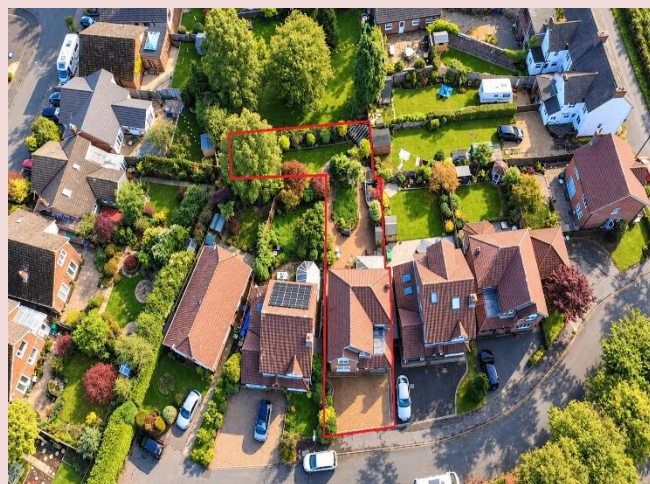
If you are looking for a semi rural lifestyle, this four bedroom property with ample indoor living and outdoor space, could be the one for you! Surrounded by local dog walks, greenery, and a short distance from Castle Ring, Park Gate Inn pub and Gentleshaw Primary School, you still have local amenities on your doorstep.

An internal inspection reveals an entrance hallway, downstairs WC, a breakfast kitchen, lounge area, a separate study, which could be converted into a playroom or at home workspace, and the property has the added benefit of a conservatory to the rear.

Upstairs there are four well proportioned bedrooms, one of which has its own en-suite. There is an additional family bathroom and cupboard space on the landing. Externally the property offers ample parking to the fore, with an integral garage which can also be accessed via the inside of the home.

The garden is nothing short of spacious, with a mix of patio and lawned areas, ideal for growing families and households who like outdoor entertaining.

If you think Baden Powell Close could be the one for you, then give us a call today on 01543 686444!













Property Specification

HIGHLY SOUGHT AFTER VILLAGE LOCATION
DETACHED FOUR BEDROOM FAMILY HOME
LOVELY SURROUNDING VIEWS
SPACIOUS ROOMS WITH FANTASTIC POTENTIAL
MODERN KITCHEN & BATHROOM

Hallway 17' 11" x 7' 2" (5.47m x 2.18m)

Living Room 11' 11" x 15' 1" (3.63m x 4.61m)

Kitchen 14' 6" x 9' 8" (4.43m x 2.94m)

Study/Dining Area 12' 0" x 9' 8" (3.65m x 2.94m)

Garage 17' 4" x 8' 6" (5.28m x 2.59m)

W/C

Conservatory 9' 10" x 11' 6" (3.00m x 3.50m)

Landing 13' 3" x 6' 7" (4.04m x 2.00m)

Bedroom One 14' 4" x 13' 0" (4.36m x 3.97m)

En Suite 5' 1" x 6' 3" (1.55m x 1.91m)

Bedroom Two 9' 0" x 13' 6" (2.74m x 4.12m)

Bedroom Three 9' 0" x 11' 5" (2.74m x 3.49m)

Bedroom Four 7' 8" x 8' 9" (2.34m x 2.67m)

Bathroom 6' 8" x 7' 0" (2.03m x 2.13m)

Viewer's Note:

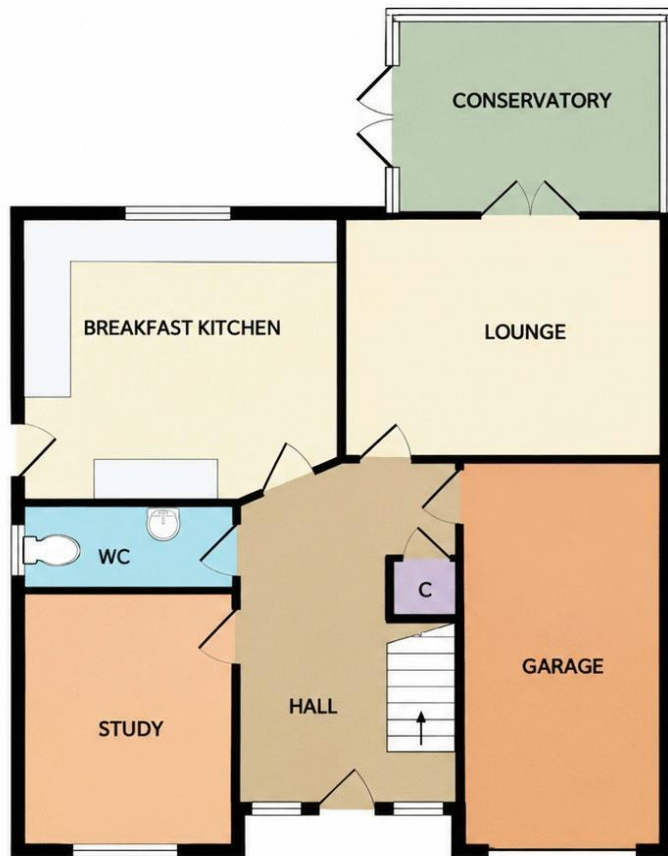
Services connected: Gas, Electric, Water, Drainage
Council tax band: F
Tenure: Freehold

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £47.50 + VAT (£57 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

