HUNTERS®

HERE TO GET *you* THERE



Albert Street

Cannock, WS11 5JA

Offers In The Region Of £230,000

3 | 1 | 2 | E

Council Tax: B





- **FREEHOLD SEMI DETACHED HOUSE**
- **LOUNGE**
- **KITCHEN EXTENSION**
- **GAS CENTRAL HEATING**
- **GARAGE & DRIVEWAY PARKING**
- **THREE BEDROOMS**
- **SEPARATE DINING ROOM**
- **FAMILY BATHROOM, GROUND FLOOR W.C.**
- **SEALED UNIT DOUBLE GLAZING**
- **ENCLOSED REAR GARDEN**





Hunters Burntwood are pleased to offer For Sale this traditional style semi detached house which has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: entrance hall, dining room, lounge, kitchen, landing, three bedrooms, bathroom, ground floor w.c, garage and store. Outside, the Property has a front garden with driveway parking and an enclosed rear garden.

HALL
having a raised panel front entrance door with leaded glass inserts, radiator and stairway to the first floor.

DINING ROOM
13'2" x 13'2" (4.01m x 4.01m)
with a sealed unit double glazed front bow window, radiator, 3 wall light points, picture rail and feature brick fireplace.

LOUNGE
16'6" x 11'5" (5.03m x 3.48m)
having a sealed unit double glazed leaded side window, double panel and single panel radiators, brick fireplace, picture rail, 3 wall light points, under stairs storage cupboard containing the Worcester combi boiler, and multi paned door and window to the :-

KITCHEN
11'2" x 9'1" (3.40m x 2.77m)
fitted with a range of matching base and wall mounted units, glass fronted display cabinet, round edge work surface incorporating a 1 1/2 bowl sink top & drainer, space for a gas cooker, plumbing for an automatic washing machine, space and plumbing for a dish washer, double panel radiator, single radiator, tiled splashbacks, sealed unit double glazed leaded side & rear windows.

LANDING
having a sealed unit double glazed leaded side window, radiator and ceiling hatch to the roof space.

BEDROOM 1
11'8" x 9'9" (3.56m x 2.97m)
with a sealed unit double glazed leaded rear window, radiator and 2 wall light points.

BEDROOM 2
11'0" x 8'7" (3.35m x 2.62m)
with a sealed unit double glazed leaded front window and radiator.

BEDROOM 3
7'8" x 6'0" (2.34m x 1.83m)
with a sealed unit double glazed leaded front window and radiator.

BATHROOM
fitted with a bath with Triton Seville electric shower above, pedestal hand basin, low flush W.C., extractor fan, ceramic tiled splashback, ceramic tiled floor, radiator, 3 wall light points, chrome towel radiator and a sealed unit double glazed leaded side window.

GARAGE
15'4" x 9'4"(min) (4.67m x 2.84m(min))
fitted with an up & over entrance door, light & power points, sealed unit double glazed side door, side window and cold water tap.

W.C.
fitted with a low flush W.C. and side window.

STORE ROOM
7'10" x 5'3" (2.39m x 1.60m)
with light and power points.

OUTSIDE
The property is set back from the road behind a small wall and mature bushes, and has a double gate entrance giving access to the drive providing off road parking, mature flower beds and access to the front entrance door. The drive continues to the garage at the rear. The rear garden is enclosed by fencing and has patio areas, mature flower beds, shrubs and bushes, with paths to the summer house at the rear.









Road Map



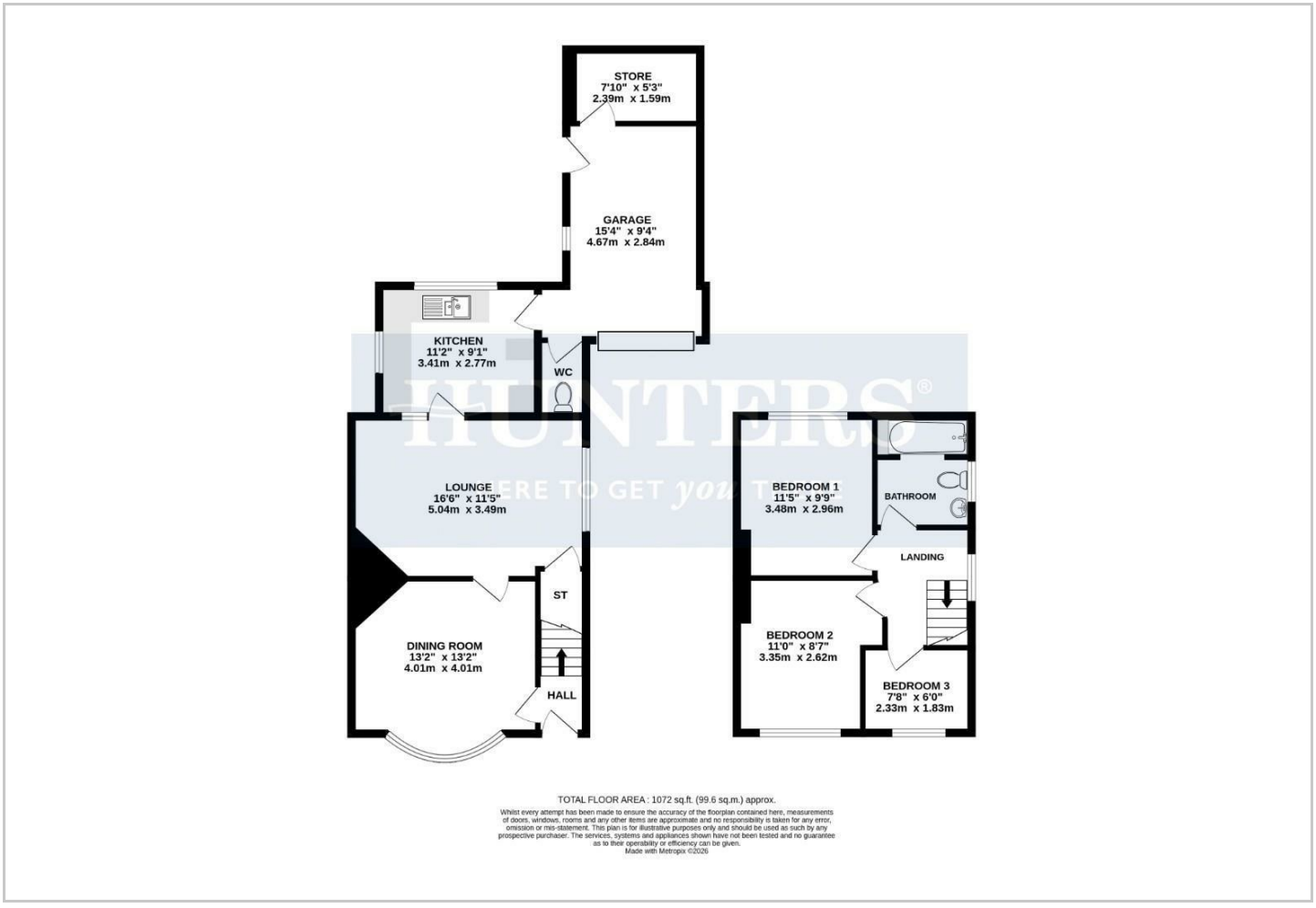
Hybrid Map



Terrain Map



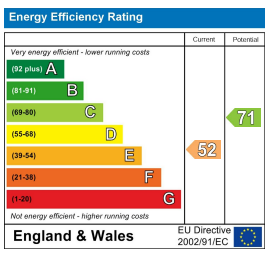
Floor Plan

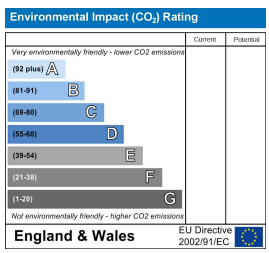


Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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