



Cannock Road,
Burntwood, WS7 0BS

Offers in the Region Of £360,000

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STUNNING EXTENDED FOUR/FIVE BEDROOM PROPERTY

Welcome to Cannock Road, a wonderful extended property situated in the ever popular Burntwood location near to Swan Island and featuring versatile living space for any growing family.

Internally you have a welcoming entrance hall, spacious family living room, versatile snug/bedroom five and also a ground floor bathroom. The focal point for this stunning home is open plan kitchen dining and living space finished to a high specification with integral appliances and also a separate utility area.

Stairs lead to the first floor where you have four generously sized bedrooms with bedroom one & two having modern en suite shower rooms.

Outside is a charming privately enclosed rear garden with a renovated summerhouse perfect for entertaining friends and family or even as a home office. To the fore is a multi vehicle driveway.

Nearby amenities include a handful of shops within walking distance, highly regarded schools including Highfields Primary and Fulfen Primary and also easily accessible transport links to Lichfield and Cannock.

If you are looking for a spacious family home finished to an excellent standard then Cannock Road could be the one for you!!!









Property Specification

FOUR/FIVE BEDROOMS
SOUGHT AFTER LOCATION
LARGE OPEN PLAN KITCHEN DINER
THREE BATHROOMS
SUMMERHOUSE

Hall

Living Room 5.06m (16'7") max x 3.87m (12'8")

Kitchen/Diner 7.56m (24'10") x 3.99m (13'1")

Utility Room 3.45m (11'4") x 2.35m (7'9")

Snug/Bedroom 5 4.63m (15'2") x 2.22m (7'3")

Landing

Bedroom 1 5.29m (17'4") x 2.08m (6'10")

Bedroom 2 3.87m (12'8") x 2.79m (9'2")

Bedroom 3 4.00m (13'1") x 2.82m (9'3")

Bedroom 4 2.90m (9'6") x 2.21m (7'3")

Bathroom

En-suite Shower Room

En-suite Shower Room

Viewer's Note:

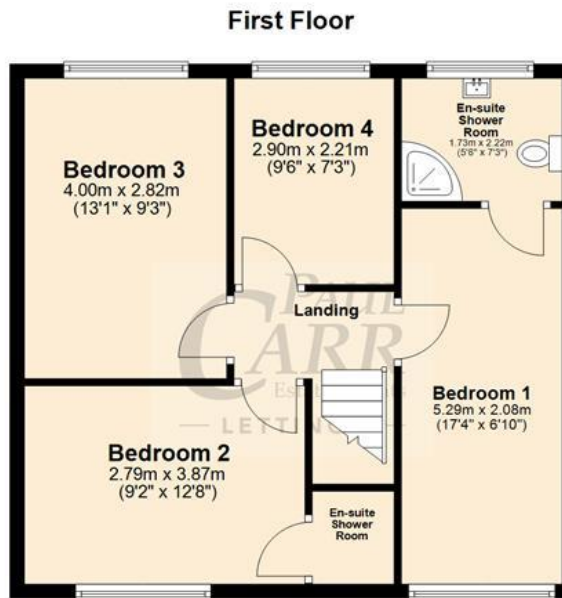
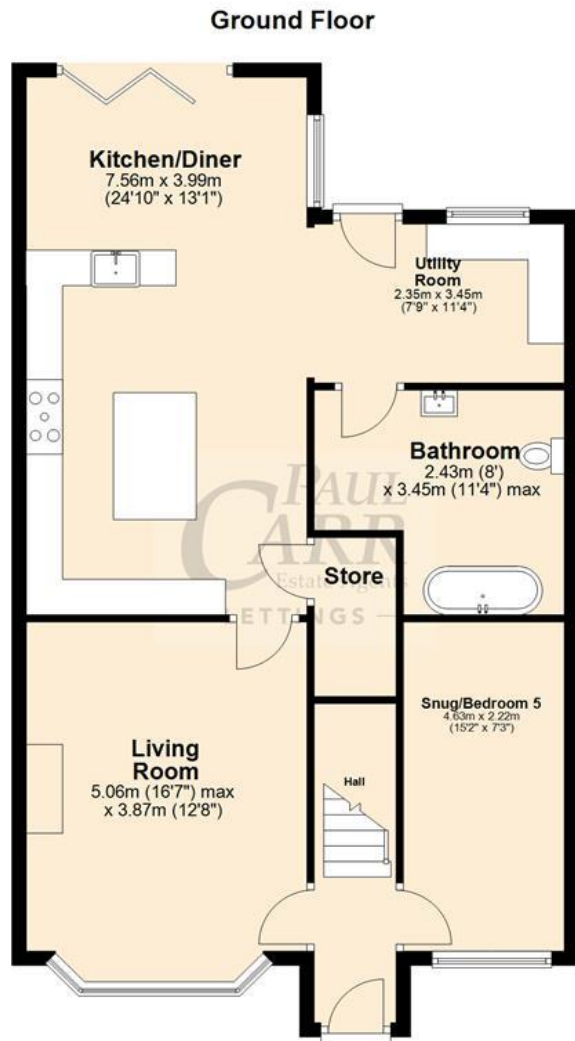
Services connected: Gas, Electric, Water, Drainage
Council tax band: B
Tenure: Freehold

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 £40 + VAT (£48 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



Energy Efficiency Rating

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

Map Location

