



## 46 Burns Street, Cannock, Staffs, WS11 6DR

£400,000

- An extended & beautifully presented four bedroom detached property
- Lounge, superb breakfast kitchen
- Utility and guest W.C
- Two bedrooms with en-suite
- Rear garden with cabin
- Entrance porch and hallway
- Dining room
- Four bedrooms
- Superb family bathroom
- Garage and off road parking.

# 46 Burns Street, Staffs WS11 6DR

A beautifully presented & extended 4 bedroom detached property. Entrance hallway, lounge, spacious kitchen, dining room, utility, guest W.C, four bedrooms, two en-suites, superb main bathroom, rear garden with cabin, garage, and off road parking. Must be viewed to be appreciated!



Council Tax Band: C



Chariot Estates are excited to bring to the market this stunningly presented and spacious four bedroom detached property. Briefly comprising of an entrance porch, welcoming hallway, lounge, spacious dining kitchen, dining room, utility, guest W.C, garage, four well proportioned bedrooms with two of them having en-suites, amazing family bathroom, enclosed rear garden with a cabin and off road parking.

Situated within close proximity to Cannock Town Centre as well as the McArthur Glen Outlet as well as useful road links to the A5 and the M6.

Set off from the road there is a fore driveway which leads to a composite door giving access into:

#### ENTRANCE PORCH:

Having tiled flooring and a door into:

#### ENTRANCE HALLWAY:

Having a radiator, stairs that lead up to the first floor accommodation with doors into the lounge and kitchen.

#### LOUNGE:

17'5" x 11'0"

Having a double glazed bay window to fore, radiator and an electric wall mounted fire.

#### SPACIOUS KITCHEN/DINER:

21'4" max x 19'10"

max Being L shaped having a good range of wall mounted and base units, ample work surfaces, integrated appliances, under floor heating, sink and drainer with a mixer tap over, island with further drawers and storage, inset ceiling lights, double doors that open to the dining room, door into a useful pantry, door to the utility, double glazed window to the rear with complimentary patio doors that open out to the rear garden.

#### DINING ROOM:

9'1" x 8'10"

Having a radiator and a double glazed window to the side.

#### UTILITY ROOM:

8'8" x 5'7"

Having a sink and drainer, storage, door to the rear garden with further doors to the boiler cupboard, guest W.C and garage.

#### GUEST W.C:

Having a low level flush W.C and a pedestal wash hand basin.

#### GARAGE:

18'2" x 8'9"

Having an electric roller door, power, light and a door into the utility.

#### SPACIOUS LANDING:

Having doors to the bedrooms and bathroom, radiator with access to the roof having a drop down ladder.

#### MASTER BEDROOM:

12'2" x 11'2"

Having a radiator, double glazed window to the rear, inset ceiling lights and a door to:

#### EN-SUITE:

7'9" x 5'8"

Having a shower cubicle with a mains shower over, W.C and wash hand basin set into a useful storage area, inset ceiling lights, under floor heating, heated towel rail and a double glazed window to the side.

#### BEDROOM TWO:

17'8" x 8'4"

Having a radiator, double glazed window to fore and a door into:

#### EN-SUITE:

8'6" x 6'1"

Having a walk in shower, low level flush W.C and wash hand basin set into storage, inset ceiling lights, under floor heating, heated towel rail and a double glazed window to the side.

#### BEDROOM THREE:

12'3" x 11'3"

Having a radiator and a double glazed window to fore.

#### BEDROOM FOUR:

9'3" x 5'10"

Having a radiator and a double glazed window to fore.

#### SUPERB FAMILY BATHROOM:

Having a free standing bath, walk in shower, double sinks, under floor heating, low level flush W.C, heated towel rail, inset ceiling lights, extractor fan, under floor heating and a double glazed window to the side.

#### REAR GARDEN:

Having a patio area, artificial lawn, cabin with power and lighting, fence panelling with gated access to fore.

Please note, due to legislation we conduct an anti money laundering check on all potential buyers at £40 + VAT = £48 inc VAT per buyer/giftor, this is non-refundable.

We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

#### VIEWING:

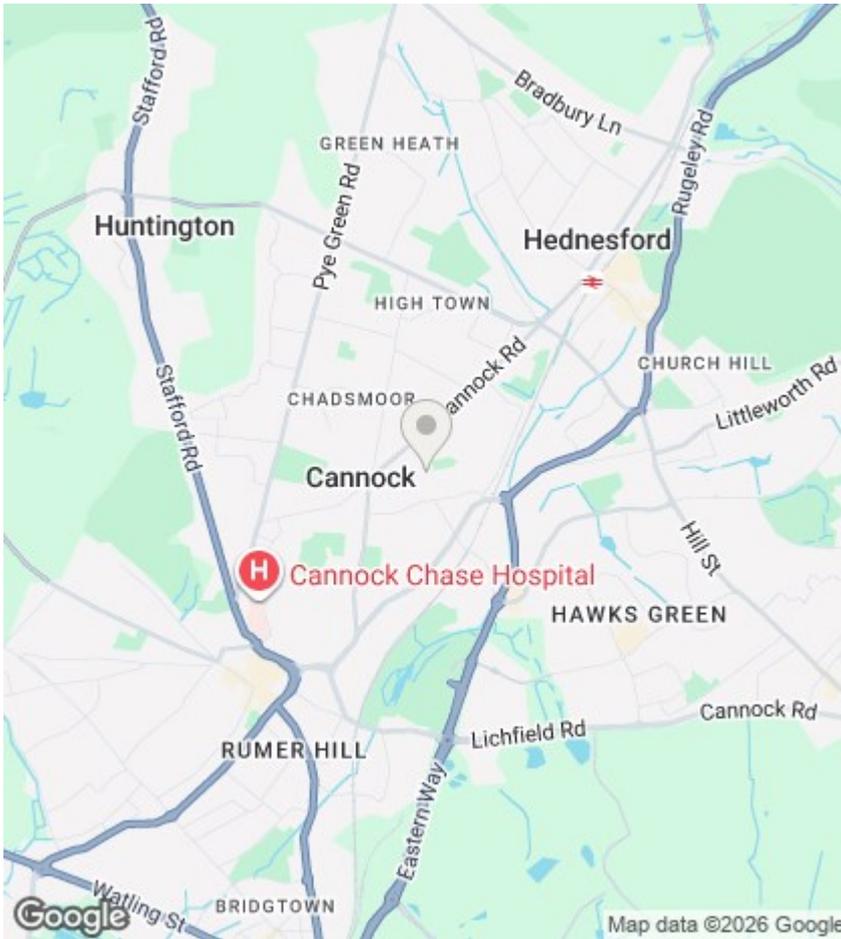
Strictly via Chariot Estates on 01543 68 877

#### TENURE: Freehold

#### COUNCIL TAX: C

E-MAIL: [burntwood@chariotestates.co.uk](mailto:burntwood@chariotestates.co.uk)

WEBSITE: [www.chariotestates.co.uk](http://www.chariotestates.co.uk)



## Directions

## Viewings

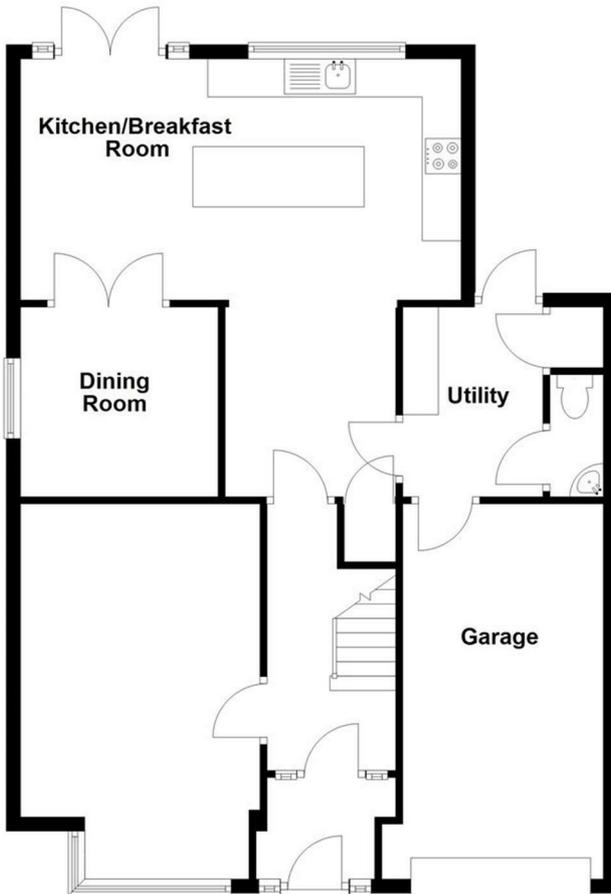
Viewings by arrangement only. Call 01543 686877 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. 89.7 sq. metres (965.6 sq. feet)



**First Floor**  
Approx. 81.6 sq. metres (878.5 sq. feet)

