



## 34 Hayfield Hill, Cannock Wood, Staffs, WS15 4RR

Offers Over £400,000

- Offered with no onward chain
- Located on Hayfield Hill, Cannock Wood
- Modern fitted kitchen
- Conservatory & garage
- Bathroom
- Beautifully presented and unique split level detached family home
- Hall & Guest W.C
- Lounge/diner
- Three bedrooms
- Fore & rear gardens

# 34 Hayfield Hill, Staffs WS15 4RR

Being offered with no onward chain, Chariot Estates are pleased to market this beautifully presented and unique good sized split level detached family home. Being located on Hayfield Hill in Cannock Wood being close to area's of natural beauty which are Castle Ring and Gentle shaw common which provide some lovely scenic walks.



Council Tax Band: D



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Conveniently located within easy reach to useful road links being the A5 and M6 Toll Road, schools and bus routes.

Set away from the road the property has a great sized frontage that provides generous off road parking, access to the garage, fore garden with lawn and planted shrubs, side access leading to the rear garden and a step leading to a double glazed front door into:

#### ENTRANCE HALLWAY:

Having laminate flooring, radiator, door to kitchen, and stairs down to the lounge and guest W.C and stairs leading up to the bedrooms and bathroom.

#### MODERN STYLE KITCHEN:

3.86m x 3.22m Having a range of wall mounted and base units, roll top preparation surfaces, stainless steel sink and drainer, electric double oven with gas hob and extractor over, integrated dishwasher, integrated washing machine, wall mounted Worcester combi boiler, radiator, space for other appliances and a double glazed window to the fore and the side.

#### GUEST W.C:

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

#### SPACIOUS LOUNGE/DINER:

22'2" x 11'5"

Lounge area: Having double glazed patio doors to the rear, feature fire place with surround and a radiator.

Dining area, space for table and chairs, radiator and a double glazed door leading into the conservatory.

#### CONSERVATORY:

11'0" x 10'9"

Being of part brick construction, vinyl style flooring, double glazed windows to the rear and side and doors that open out into the rear garden, two storage heaters and lighting.

#### LANDING:

Having stairs to either side and doors into:

#### BEDROOM ONE:

12'11" x 11'7"

Having a radiator with a double glazed window to the rear and built in wardrobes.

#### BEDROOM TWO:

11'9" x 8'0"

Having a full length window to the rear, radiator and a built in wardrobe.

#### BEDROOM THREE:

8'0" x 7'9"

Having a radiator, double glazed window to fore and storage to the eaves.

#### BATHROOM:

Having a bath, separate shower cubicle, low level flush W.C, wash hand basin set into a vanity unit, full height heated towel rail, vinyl style flooring,, good storage to the eaves and a double glazed window to the side.

#### REAR GARDEN:

Having a good sized decked area which lead down the side of the house to a cellar style storage space, then having steps down leading to a further garden area, steps up to the side, with gated access leading to the fore. All being enclosed by a fenced and tree perimeter.

Due to legislation we require to carry out an anti money laundering checks on all potential buyers and giftors at a cost of £40 + Vat per person. This fee is non-refundable.

EPC – (Ordered)

Council Tax Band D

#### VIEWING:

Strictly via Chariot Estates on 01543 68 68 77

#### TENURE:

Freehold, to be confirmed by solicitors

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

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



## Directions

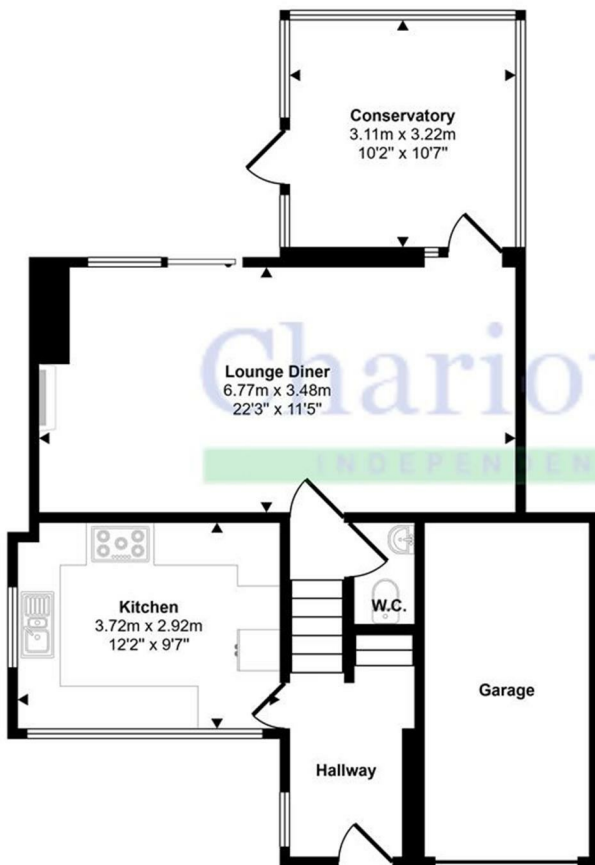
## Viewings

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

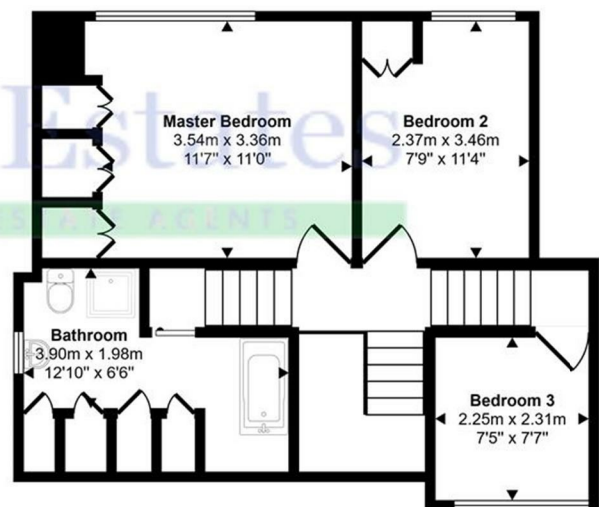
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor  
Approx 49 sq m / 531 sq ft