

Rowan Close

Huntington, Staffordshire, WS12 4GD



A particularly well presented modern semi-detached house which is situated in a popular, established location.

£215,000

John German 

The reception hall has very appealing flooring which extends throughout the ground floor. Stairs rise to the first floor landing and there is a cloakroom having pedestal wash basin with feature tiled splashbacks and WC.

The extremely attractive kitchen is fitted with a contrasting range of blue high and low level units with wood effect work surfaces, a 1.5 sink and drainer, stainless steel hob with oven beneath and extractor canopy above, splash plates, fridge freezer, dishwasher and washing machine.

The delightful lounge has French style doors opening to the deck and garden beyond, with a spacious understairs cupboard.

The floor landing leads to two double bedrooms; the principal having built in wardrobes and the second having a useful built-in cupboard. The bathroom is fitted with a white suite comprising bath with shower attachment above, pedestal wash basin and WC.

Outside, there is parking to the front for two cars. To the rear of the property, there is a deep deck with attractive lawn beyond.

The property is conveniently situated on the outskirts of Cannock town centre and the county town of Stafford. It is also within easy access of Cannock Chase, a designated Area of Outstanding Natural Beauty. Junction 13 of the M6 provides direct links into the national motorway network and M6 toll. Stafford and Rugeley Trent Valley Station both have regular services operating to London Euston, some of which take only approximately 1 hour 20 minutes.

Agents notes: The property is Freehold and the Land Registry refers to rights, easements and covenants. There is a lease for the solar panels which commenced on 10th June 2015 for 25 years with A Shade Greener.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: South Staffordshire Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03022026

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Ground Floor



Floor 1

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Approximate total area[™]

558 ft²

51.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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