CHARIOT
ESTATES
INDEPENDENT ESTATE AGENTS









60 Pheasant Way, Cannock, WS11 7LB

£325,000

- A beautiful spacious 3-bedroom semi-detached house
- Lounge
- Garage and off-road parking
- South-facing rear garden
- Viewing highly recommended
- Modern design with two reception rooms and dining kitchen
- Main family bathroom and En-suite in master bedroom
- Close to Cannock Town Centre, Mc Arthur Glenn, Easy access to A5 & M6
- Near train station and shops
- Epc C & Council Tax Band D

9a Cannock Road, Chase Terrace, Burntwood, Staffordshire, WS7 1JS
01543 686877
burntwood@chariotestates.co.uk

60 Pheasant Way, Cannock WS11 7LB

Chariot Estates are pleased to present this modern and deceptively spacious three-bedroom semi-detached house located on Pheasant Way in Heath Hayes, Cannock. This property offers a generous living space making it an ideal family home.

Upon entering, you are welcomed by a bright entrance hallway that leads to a comfortable lounge, perfect for relaxation. The ground floor also features a convenient guest W.C., a study that can serve as a home office, extra sitting room or a snug and a dining kitchen that is well-equipped for family meals and entertaining guests.

The first floor boasts three well-proportioned bedrooms, including a master suite with an en-suite bathroom for added privacy and convenience. Additionally, there is a main bathroom that serves the other two bedrooms, ensuring ample facilities for family and guests alike.

Outside, the property benefits from a south-facing rear garden, providing a lovely outdoor space to enjoy sunny days. There is also a garage and off-road parking, which adds to the practicality of this home.

Located within easy reach of Cannock Town Centre and the new McArthur Glenn Outlet, residents will find a variety of local shopping facilities, a train station, and excellent road links, including the A5 & M6 making

3 3 2 C

Council Tax Band: D







Entrance Hallway
Having a radiator, door to guest W.C, stairs leading off to the first floor accomodation

Guest W.C
Having a low level flush W.C, wash hand basin, radiator and a double glazed window to the fore.

Lounge
15'8" x 10'7"
Having a radiator, double glazed window to fore and double glazed patio doors to the rear garden.

Reception Room 2
8'2" x 7'5"
Having a double glazed window to fore and a radiator.

Kitchen/Diner
14'9" x 11'2"
Having a range of wall mounted and base units, roll top work surfaces, inset sink and drainer with a flexi tap over, space for appliances, fitted oven, gas hob, extractor hood, splash back tiling, radiator, double glazed window to fore, tiled flooring and double glazed patio doors that open out to the rear garden.

Landing
Having a double glazed window to the rear, radiator, airing cupboard, access to the roof with doors to:

Bedroom One
15'9" x 10'7"
Having two built in wardrobes, radiator, double glazed window to fore and rear and a door to:

En-Suite
Having a shower cubicle, pedestal wash hand basin, low level flush W.C, tiled flooring, radiator and a double glazed window to fore.

Bedroom Two
14'3" x 7'8"
Having a double glazed window to fore and rear and a radiator.

Bedroom Three
Having a radiator and a double glazed window to fore.

Bathroom
Being of a white suite comprising of a panelled bath with a shower over, pedestal wash hand basin, low level flush W.C, extractor fan and a doble glazed window to fore.

Rear Garden
Being of a good sized having a patio, decking area, great sized lawn, summerhouse, outside tap, gated access to fore and a door into the garage.

Disclaimer
Due to legislation we are required to carry out anti money laundering checks on all potential buyers and their giftors at a non-refundable fee of £48 INC of VAT and £12 INC VAT for a Ofsi sanctions check

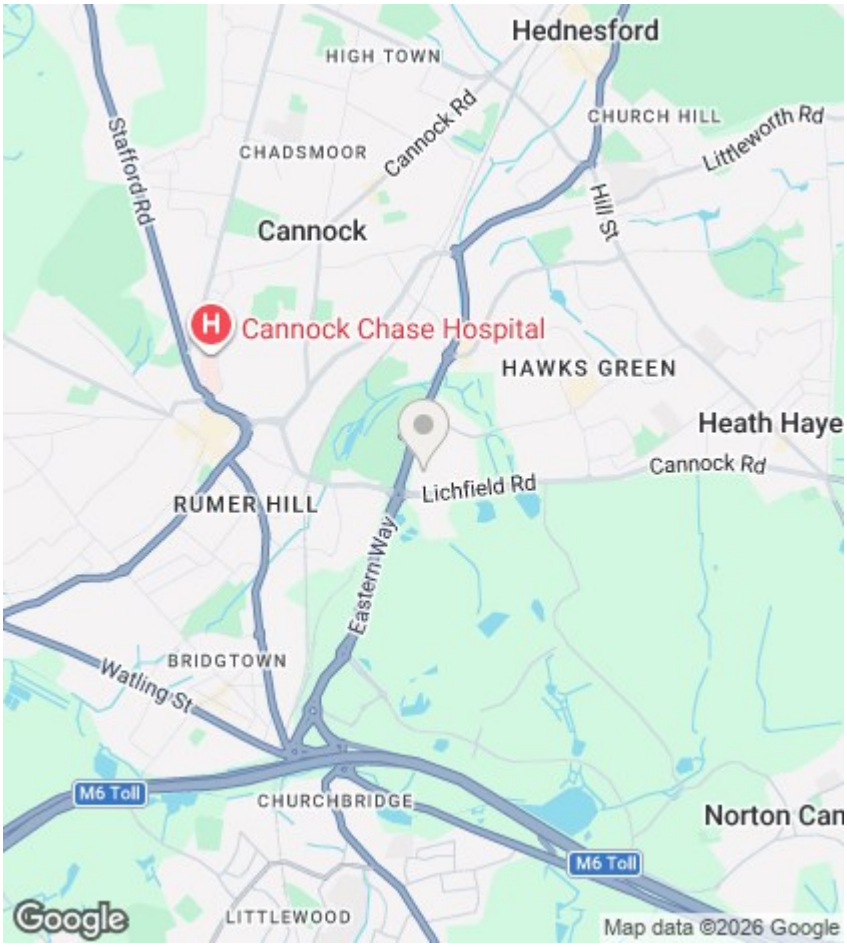
We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

VIEWING:

Strictly via Chariot Estates on 01543 68 877

E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk



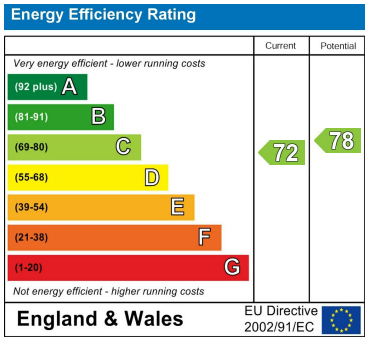
Directions

Viewings

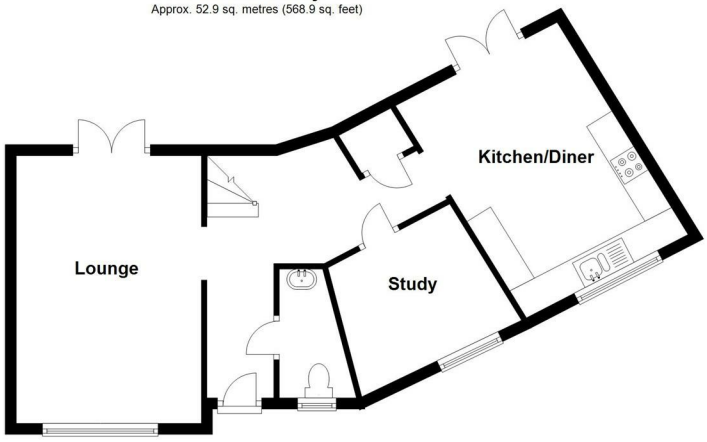
Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

C

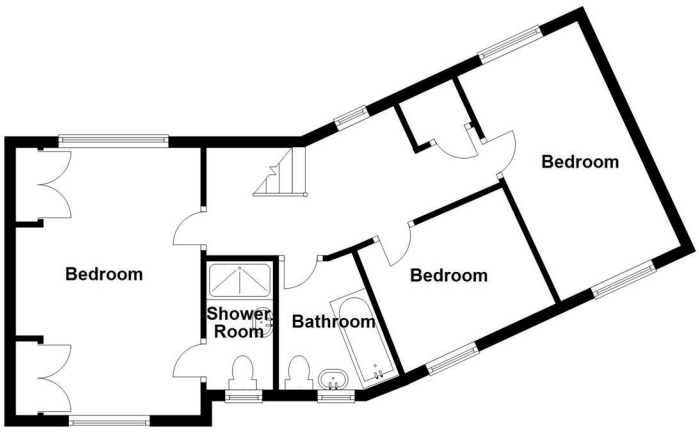


Approx. 52.9 sq. metres (568.9 sq. feet)



First Floor

Approx. 52.4 sq. metres (564.2 sq. feet)



9a Cannock Road, Chase Terrace, Burntwood, Staffordshire, WS7 1JS
01543 686877
burntwood@chariotestates.co.uk