

Cannock Road, Burntwood, WS7

£350,000

- Three Bedroom Detached Home
- Low Maintenance Rear Garden, Garage & Driveway
- Master Bedroom With En-Suite Shower Room
- Separate Living & Dining Rooms As Well As A Conservatory
- Popular Location Close To Amenities
- Attractive & Generous Corner



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DESCRIPTION

A spacious and well presented detached property sitting upon a generous corner plot. This three bedroom home on Cannock Road comes to the market with a range of attractive features, from the three separate reception rooms through to the low maintenance, private garden and generous Master bedroom with en-suite. Located in the always popular area of Burntwood, there is a range of amenities nearby, including various shops, transport links and the attractive Burntwood park, offering a play area and green space ideal for walking.

To the ground floor is an entrance hall, living room, dining room, conservatory and a kitchen, whilst to the first floor are the three bedrooms (Master with en-suite) and main bathroom. With a low maintenance and private rear garden, garage and driveway to the exterior, this property has a considerable amount to offer throughout, so we must advise a viewing at your earliest convenience as to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL

A front facing UPVC double glazed exterior door opens to an entrance hall, fitted with a tiled floor, radiator and staircase leading up to the first floor accommodation.

GUEST WC

A contemporary guest WC is fitted with a white suite, including a low level flush WC and a wash-hand basin with chrome mixer tap set into a base unit. There is also a radiator, tiled floor and front facing UPVC double glazed window whilst the guest WC also houses the central heating boiler.

LIVING ROOM 14' 1" x 13' 7" (4.28m x 4.15m)

A very spacious living room is fitted with a radiator, front facing UPVC double glazed window and a fireplace with stone effect surround and matching hearth beneath.

DINING ROOM 10' 4" x 7' 8" (3.14m x 2.34m)

The dining room is fitted with a radiator and rear facing UPVC double glazed doors leading through to the conservatory.

KITCHEN 9' 11" x 8' 6" (3.01m x 2.60m)

The kitchen is fitted with a range of matching base cabinets and wall units whilst a stainless steel sink with chrome mixer tap is set into the work surface with a tiled splashback. There is an integrated oven with a four ring Hotpoint gas hob and extractor hood above, whilst there is also space for a washing machine and freezer. The kitchen is also fitted with a rear facing UPVC double glazed window, side facing UPVC double glazed door leading out to the garden, a radiator and a tiled floor. There is also a very useful under stairs storage cupboard, large enough for a further appliance as well as additional storage.

LANDING

A staircase leads up to the first floor landing, fitted with a side facing UPVC double glazed window, useful storage cupboard and loft access hatch.

MASTER BEDROOM 10' 5" x 9' 4" (3.18m x 2.85m)

A generous Master bedroom is fitted with a radiator and front facing UPVC double glazed window.

EN-SUITE

A very attractive and contemporary en-suite is fitted with a white suite, comprising a low level flush WC, wash-hand basin with chrome mixer tap set into a base unit and a shower enclosure with Triton shower. There is a wall mounted chrome heated towel rail and side facing UPVC double glazed window whilst the walls and floor are fully tiled.

BEDROOM TWO 10' 6" x 9' 10" (3.20m x 3.00m)

A second double bedroom is fitted with a radiator and rear facing UPVC double glazed window.

BEDROOM THREE 7' 6" x 6' 11" (2.28m x 2.11m)

Bedroom three is fitted with a radiator and front facing UPVC double glazed window as well as a wood effect flooring.

BATHROOM

A very attractive and contemporary bathroom is fitted with a white suite, comprising a low level flush WC, pedestal wash-hand basin with chrome mixer tap and a panelled bath with chrome mixer tap and shower over. There is a wall mounted chrome heated towel rail and rear facing UPVC double glazed window whilst the walls and floor are fully tiled.

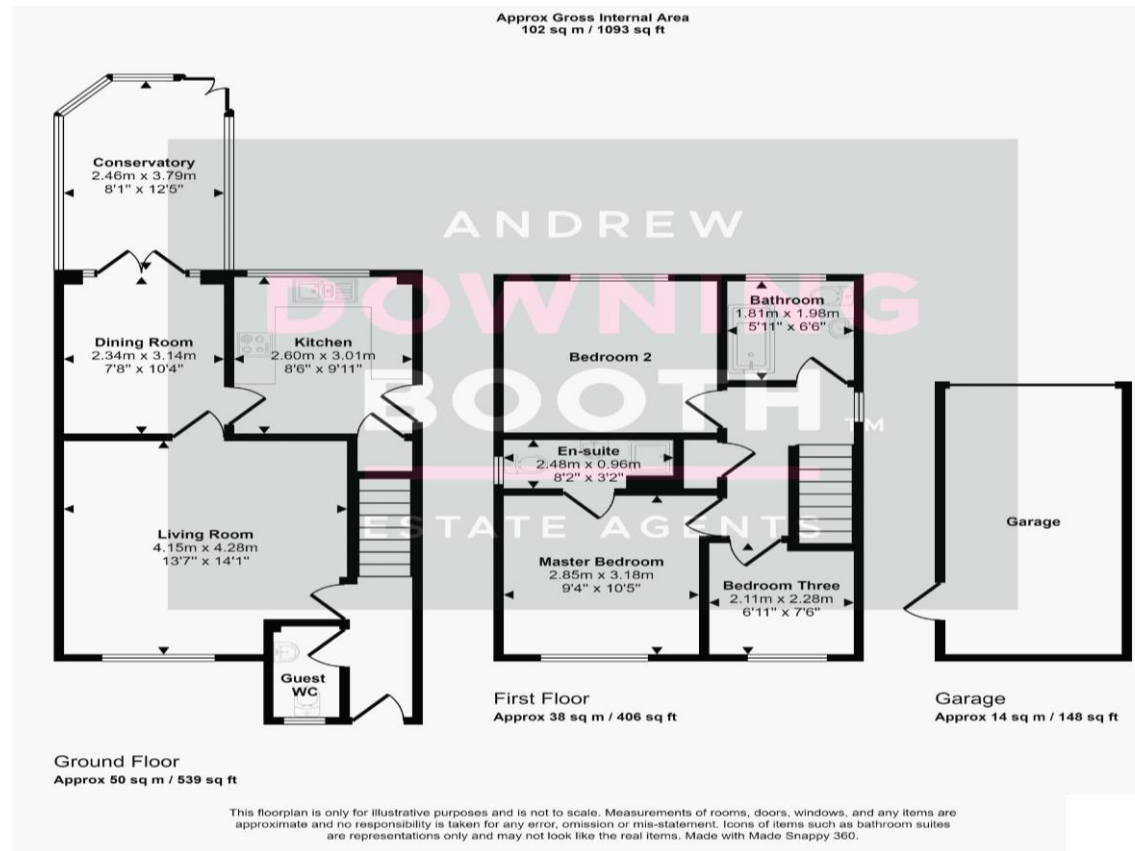
GARAGE

A front facing up-and-over garage door opens to a good size garage, fitted with lighting, power and rafter storage whilst a side facing door opens to provide access to and from the rear garden.

EXTERIOR

The property sits on a very attractive and good size plot, with the frontage laid mainly to lawn with mature shrubs and trees dotted throughout and to the perimeters. A slab paved pathway leads up to the front door whilst the lawn wraps around to one side and leads down to the driveway sitting to the front of the garage and providing off road parking for two cars whilst vehicular gates also open to provide access to the rear garden. Two further separate gates open down either side of the property to provide additional access to the rear garden. To the rear is a South-facing, very private and low maintenance rear garden, laid mainly with slab paving whilst mature shrubs are to some of the perimeters. There is a useful garden shed to one corner whilst there is also water and electricity points. A door provides access to the garage.





Tenure: Freehold **Local Authority & Council Tax Band:** Lichfield District Council / C **Services:** We understand the property to be connected to mains gas, electricity, water and drainage.

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