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Ashtree Court, Cemetery Road, Cannock

£299,995



Features

- NEW BUILD DETACHED BUNGALOW
- QUIET LOCATION
- CLOSE TO LOCAL AMENITIES
- UNDER FLOOR HEATING/ AIR SOURCE HEAT PUMP
- BUILDERS WARRANTY

Contact Us

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Full Description

Entrance Hallway

Approached from composite front entrance door and having ceiling light point and useful storage cupboard.

Lounge to open plan Kitchen 4.67m x 3.99m (15'4" x 13'1")

Having two ceiling light points, two upvc double glazed windows to rear aspect and French doors to Rear Garden. Open plan to Kitchen.

Fitted Kitchen 3.02m x 2.59m (9'11" x 8'6")

Being fitted with a range of wall and base mounted units with work surface over, incorporating inset sink with mixer tap and drainer. Built in electric oven, hob with extractor hood over, appliance space for washing machine and integrated fridge/ freezer. Ceiling light point and upvc double glazed window to front aspect.

Bedroom One 4.14m x 2.97m (13'7" x 9'9")

Having ceiling light point and upvc double glazed window to rear aspect.

Bedroom Two 3.28m x 2.90m (10'9" x 9'6")

Having ceiling light point and upvc double glazed window to front aspect.

Shower Room

Comprising double walk in shower cubicle, vanity hand wash basin and w.c. Inset ceiling lights, tiling to wall sand flooring and upvc double glazed window to front aspect.

Agents Note

The property is highly efficient with Solar Panels, with Battery Storage, Under Floor Heating throughout and Air Source Heat Pump.

The property is situated in a quiet cul de sac with driveway providing parking for several vehicles. Pathway leading to lawns and front entrance door. A side gate giving access to the enclosed rear garden being mainly laid to lawn with paved patio. The developers have installed outdoor power to the front of the driveway to allow any proposed purchasers to install electric gates. Outdoor lighting and cold water tap.

Agents Notes

Agents Notes;

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.


Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

Property Photos





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		114	114
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Property Location

