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Kingswood Drive, Norton Canes, Cannock

£295,000

Features

- WELL PRESENTED THROUGHOUT
- NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS OR A FAMILY
- SOUGHT AFTER DEVELOPMENT CLOSE TO LOCAL AMENITIES

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Full Description

Entrance Porch
Approached from upvc double glazed front entrance door and having wall light, laminate flooring and further door to Hallway.

Reception Hallway
Having ceiling light point, radiator, coving, aminate flooring and stairs leading to First Floor Landing.

Lounge 5.44m x 3.63m (17'10" x 11'11")
Having feature fire place with inset gas fire on hearth. Ceiling light point, coving, radiator and upvc double glazed bay window to front aspect.

Dining Room 3.05m x 2.84m (10'0" x 9'4")
Having ceiling light point, radiator, laminate flooring and French upvc double glazed doors to Rear Garden. Double doors to Fitted Kitchen.

Fitted Kitchen 4.32m x 2.95m (14'2" x 9'8")
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with drainer and mixer tap. Gas range with extractor hood over and integrated dishwasher. Two ceiling light points, laminate flooring, useful larder cupboard and two upvc double glazed windows to rear aspect. Upvc door to Rear Garden. Further door to Inner Lobby.

Inner Lobby
Having ceiling light point, laminate flooring, coving and access door to Garage.

Guest Cloakroom
Comprising closet w.c and vanity hand wash basin. Ceiling light point, extractor fan, coving, radiator and laminate flooring.

First Floor Landing
Approached from stairs in Hallway and having ceiling light point, airing cupboard with shelving, loft access with ladder, light and being boarded and upvc double glazed window to side aspect.

Bedroom One 3.84m x 2.59m (12'7" x 8'6")
Having ceiling light point, radiator, coving and upvc double glazed window to front aspect.

Bedroom Two 3.05m x 2.59m (10'0" x 8'6")
Having ceiling light point, radiator, coving and upvc double glazed window to rear aspect.

Bedroom Three 2.62m x 1.93m (8'7" x 6'4")
Having ceiling light point, radiator, built in wardrobe and upvc double glazed window to front aspect.

Shower Room
Comprising double walk in shower cubicle, pedestal hand wash basin and w.c. Inset ceiling lights, radiator, part tiling to walls, tiled flooring and upvc double glazed window to rear aspect.

Outside
The front of the property having a block paved driveway providing parking for several vehicles. This in turn leads to Garage with electric up and over door, having power, light, utility area with plumbing for washing machine, wall mounted combination boiler and access door to Inner Lobby. The enclosed rear garden having paved seating area, steps to artificial lawn with flower borders, shed, gazebo with paved patio and out side tap. The vendors do have a hot tub which potentially could be open to purchase, subject to negotiation.

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

Property Location

