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Prospect Manor Court, Hednesford, Cannock

£465,000

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Full Description

Entrance Hallway

Approached from front entrance door with side screen and having ceiling light point, radiator, Karndean flooring, useful under stairs storage and stairs leading to First Floor Landing.

Guest Cloakroom

Comprising w.c and vanity hand wash basin. Ceiling light point, heated towel rail and laminate flooring.

Snug 4.70m x 2.59m (15'5" x 8'6")

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

Lounge 5.79m x 3.58m (19'0" x 11'9")

Having stone feature fire place with inset gas fire on hearth. Ceiling light point, coving, wall lights and radiator. Upvc double glazed bay window to front aspect and double doors leading through to Dining Room.

Dining Room 3.66m x 3.23m (12'0" x 10'7")

Having ceiling light point, coving, Karndean flooring, radiator and sliding patio door to Conservatory. Door through to Breakfast Kitchen.

Conservatory 3.86m x 3.12m (12'8" x 10'3")

Being constructed of brick base with upvc double glazed frame and having light point, Karndean flooring and French doors leading to the Enclosed Garden.

Breakfast Kitchen 4.67m x 3.43m (15'4" x 11'3")

Being fitted with a range of high gloss white wall and base mounted units with work surfaces over, incorporating inset enamel sink with telescopic tap, drainer and tiled splash back. Gas range cooker with extractor hood over, integrated dishwasher and further appliance space. Ceiling light points, Karndean flooring and two upvc double glazed windows to rear aspect. Arch way to Utility Room.

Utility Room 2.44m x 1.60m (8'0" x 5'3")

Having wall and base mounted units with work surfaces, with appliance spaces below, including plumbing for washing machine. Ceiling light point, extractor fan, wall mounted boiler, Karndean flooring, radiator and upvc double glazed door leading to side elevation.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard housing hot water tank and shelving.

Master Bedroom 4.60m x 3.56m (15'1" x 11'8")

Having a double built in wardrobe. Ceiling light point, radiator and upvc double glazed windows to front and side aspects. Door to En Suite.

En Suite Shower Room

Comprising walk in shower cubicle, closet w.c and hand wash basin. Ceiling light point, radiator, extractor fan tiling to walls and upvc double glazed window to front aspect.

Bedroom Two 3.76m x 2.90m (12'4" x 9'6")

Having two ceiling light points, built in cupboard, radiator and upvc double glazed window to rear aspect.

Bedroom Three 3.58m x 2.49m (11'9" x 8'2")

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

Bedroom Four 2.92m x 2.67m (9'7" x 8'9")

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

Bathroom

Comprising p shaped paneled bath with shower over and screen, vanity hand wash basin and w.c. Inset ceiling lights, heated towel rail, tiling to walls and flooring and upvc double glazed window to rear aspect.

Outside

The property is situated on a private driveway with three other properties. Having a graveled foregarden. A driveway provides parking for several vehicles and in turn leads to the;

DETACHED DOUBLE GARAGE (16'6" X 16'4") Having electric roller shutter doors and having power, light and attic storage.

The enclosed rear garden is accessed via side gate and being mainly laid to lawn with paved patio and a decked seating area. Hot and cold water taps and a gate leading onto the open field beyond the property.

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

