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# Sunley Drive, Hednesford, Cannock

**£275,000**

## Features

- QUIET CUL DE SAC LOCATION
- WELL PRESENTED THROUGHOUT
- CLOSE TO CANNOCK CHASE AND LOCAL AMENITIES
- IDEAL FOR FIRST TIME BUYERS OR A YOUNG FAMILY

## Contact Us

### **Chase Owl Estates**

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## Full Description

### Entrance Hallway

Approached from upvc front entrance door with glass side screen. Having inset ceiling light, tiled flooring and open plan to Breakfast Kitchen.

### Guest Cloakroom

Comprising w.c. Light point, tiled flooring and upvc double glazed window to side aspect.

### Breakfast Kitchen 4.11m x 2.49m (13'6" x 8'2")

Being fitted with a range of gloss wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Built in electric oven, gas hob with extractor over, integrated microwave, fridge/freezer and washing machine. Breakfast bar seating area, wall mounted boiler, inset ceiling lights, tiled flooring and upvc double glazed window to front aspect.

### Utility Room 2.39m x 2.13m (7'10" x 7'0")

Again fitted with gloss wall and base mounted units with work surfaces over with appliance space below. Ceiling light point, tiled flooring and radiator.

### Lounge 5.11m x 5.00m (16'9" x 16'5")

Having ceiling light point, radiator, Velux windows to roof for extra lighting and bi fold doors to the enclosed Rear Garden. Stairs leading to First Floor Landing. Arch to Study Area.

### Study Area

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

### First Floor Landing

Approached from stairs in Lounge and having inset ceiling lights, loft access with ladder and being boarded with light, radiator and upvc double glazed window to side aspect.

### Bedroom One 4.57m x 2.29m (15'0" x 7'6")

Having a range of built in wardrobes. Ceiling light point, radiator and upvc double glazed window to front aspect.

### Bedroom Two 3.68m x 2.74m (12'1" x 9'0")

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

### Bedroom Three 3.68m x 2.26m (12'1" x 7'5")

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

### Spacious Bathroom

Comprising walk in shower cubicle, corner bath with shower attachment, hand wash basin and w.c. Inset ceiling lights, heated towel rail, 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 leading to Garage with up and over door. A side gate allowing access to the enclosed tiered Rear Garden with paved patio, steps down to lawn with borders and shed.

### Agents Notes

We have not tested any of the electrical, central heating/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

