



HUNTERS®
HERE TO GET *you* THERE

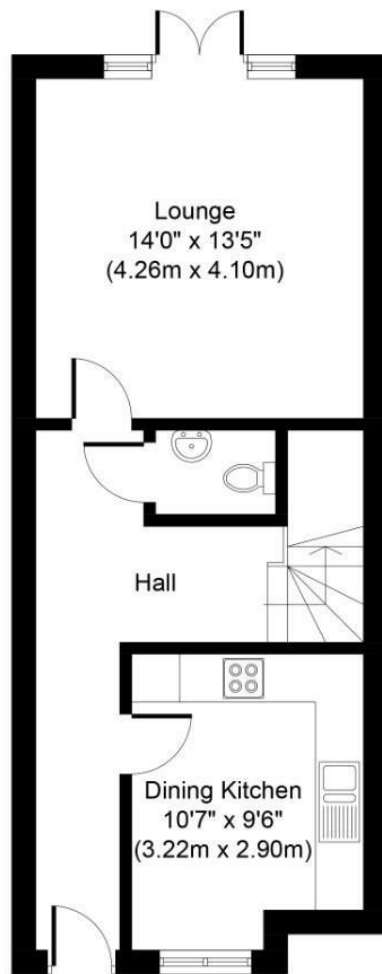
52a New Penkridge Road, Cannock, WS11 1HW

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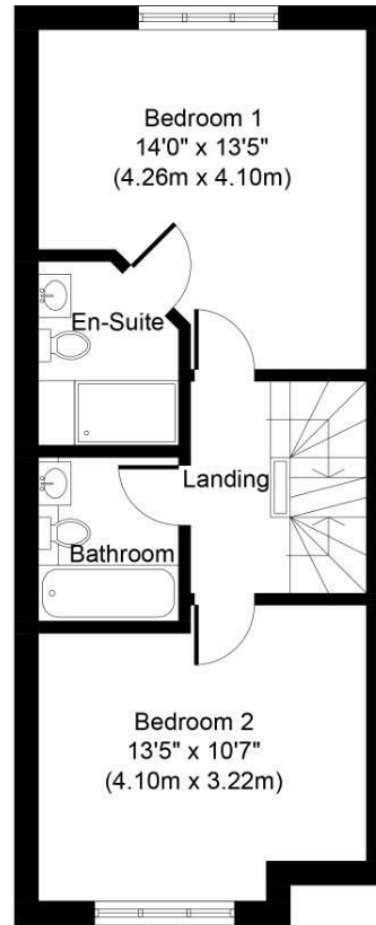
Guide Price £360,000

This brand new semi-detached, three storey, four bedroomed property is on the very sought after New Penkridge Road in Cannock. Offered with NO UPWARD CHAIN and a TEN YEAR NHBC CERTIFICATE. The property comprises of; Entrance Hallway, Lounge, Dining Kitchen and Guest WC. First Floor Landing, Master Bedroom with En-suite, Second Bedroom and Family Bathroom. Second Floor Landing, Two Further Bedrooms and Further Family Bathroom. Gardens to Front and Rear. Three Allocated Parking Spaces. EPC rating TBC

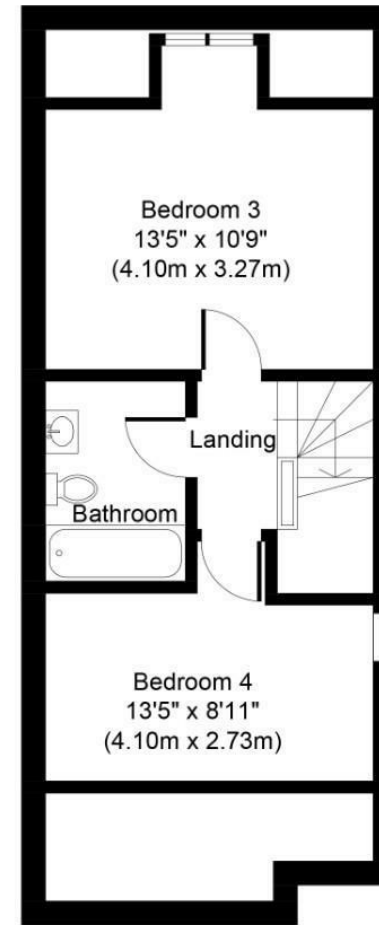
Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
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Ground Floor
Approximate Floor Area
475 Sq. ft.
(44.1 Sq. m.)



First Floor
Approximate Floor Area
475 Sq. ft.
(44.1 Sq. m.)



Second Floor
Approximate Floor Area
381 Sq. ft.
(35.4 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

ENTRANCE

via composite door with obscure glass panelling into the entrance hall and having access to the first floor, downstairs WC, coving surround, vertical radiator and spotlights.

DOWNSTAIRS WC

having a close-coupled toilet, handwash basin with mixer tap, heated towel rail, spotlights and extractor fan.

LIVING ROOM

having double-glazed bay window with front facing aspect, coving surround, ceiling light point, spotlights and radiator.

KITCHEN/DINER

having a range of wall and base units, roll-top work surfaces, Belfast sink with mixer tap, integrated appliances such as dishwasher, oven, hob and hood. Patio doors providing access to the rear garden, double-glazed window with rear facing aspect, vertical radiator, coving surround, ceiling light point and spotlights.

FIRST FLOOR LANDING

having spotlights, radiator and access to the second floor.

BEDROOM TWO

benefitting from integrated storage, double-glazed window with rear facing aspect, coving surround, ceiling light point, spotlights and radiator.

BATHROOM ONE

having a his and hers handwash basin vanity unit, close-coupled toilet, walk-in mains powered shower, separate bath with mixer tap, heated towel rail, two obscure double-glazed windows with rear facing aspect, spotlights and extractor fan.

MASTER BEDROOM

having a double-glazed bay window with front facing aspect, coving surround, ceiling light point, spotlights and radiator.

SECOND FLOOR LANDING

providing access to the loft, spotlights and radiator.

BEDROOM THREE

benefitting from integrated storage, double-glazed window with front facing aspect, spotlights and radiator.

BATHROOM TWO

having a close-coupled toilet, pedestal handwash basin, walk-in mains powered shower, obscure double-glazed window with side facing aspect, spotlights and heated towel rail.

BEDROOM FOUR

benefitting from integrated storage, double-glazed window with rear facing aspect, ceiling light point, spotlights and radiator.

OUTSIDE

The front of property has a lawn and pathway to the entrance door.

The rear of the property has an enclosed rear garden with patio and lawn area, wooden gate for access to the front and rear of the property and has two allocated parking spaces to the rear.

AGENTS NOTE

Some of the plots have the option to be involved in the choice of Kitchen and Bathroom.
Please call our offices to arrange a visit to the site and viewing around the show home 01543 419 000.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



