

HUNTERS[®]

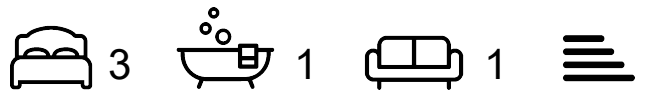
HERE TO GET *you* THERE



Bentley Brook Lane

Cannock, WS12 0PT

£850 Per Calendar Month



Hunters Burntwood are pleased to offer For Let this semi detached house which is situated in a small Cul-De-Sac and having the benefit of sealed unit double glazing and gas radiator central heating. The accommodation briefly comprises: entrance hall, guest cloakroom, lounge with feature fireplace, fitted kitchen, dining area, landing, three bedrooms all with fitted wardrobes, bathroom and garage. Outside there is a front garden with driveway parking and enclosed rear garden.



HALL

having a sealed unit double glazed front entrance door, radiator, wooden floor and stairs to the first floor.

GUEST CLOAKROOM

fitted with a low level W.C., corner handbasin, 1/2 height ceramic wall tiling, side window and wooden floor.

LOUNGE 13'9" x 11'0" (4.19 x 3.35)

having a sealed unit double glazed front bow window, double panel radiator, feature fireplace with electric fire, dado rail and TV aerial socket.

KITCHEN 10'10" x 8'9" (3.30 x 2.67)

fitted with a range of contemporary base, drawer & wall mounted units, round-edge work surfaces incorporating a 1 1/2 bowl sink top, 4 ring gas hob with cooker hood above, electric double oven, integral fridge/freezer, ceramic tiled splash-backs, ceramic tiled floor, sealed unit side door and sealed unit side window.

DINING AREA 11'5" x 8'10" (6'9" min) (3.48 x 2.69 (2.06 min))

having a sealed unit double glazed rear patio window with sliding door, storage cupboard, coats cupboard, double panel radiator and laminate floor.

LANDING

having the cupboard containing the gas central heating boiler and ceiling hatch to the roof space.

BEDROOM 1 13'5" x 10'8" (4.09 x 3.25)

having a sealed unit double glazed front window, radiator, laminate floor, fitted bedroom furniture incorporating a double wardrobe, chest of drawers and bedside cabinets.

BEDROOM 2 10'8" x 10'1" (3.25 x 3.07)

having a sealed unit double glazed rear window, radiator, fitted bedroom furniture including wardrobes and dressing table.

BEDROOM 3 8'6" x 8'6" (2.59 x 2.59)

having a sealed unit double glazed front window, double panel radiator, fitted bedroom furniture with double wardrobe and chest of drawers.

BATHROOM

fitted with a coloured suite incorporating a panel bath with electric shower above, pedestal hand basin, low level W.C., full ceramic tiling, radiator and ceramic tiled floor.

GARAGE 17'10" x 8'3" (5.44 x 2.51)

with an up & over entrance door, rear door, light & power point and cold water tap.

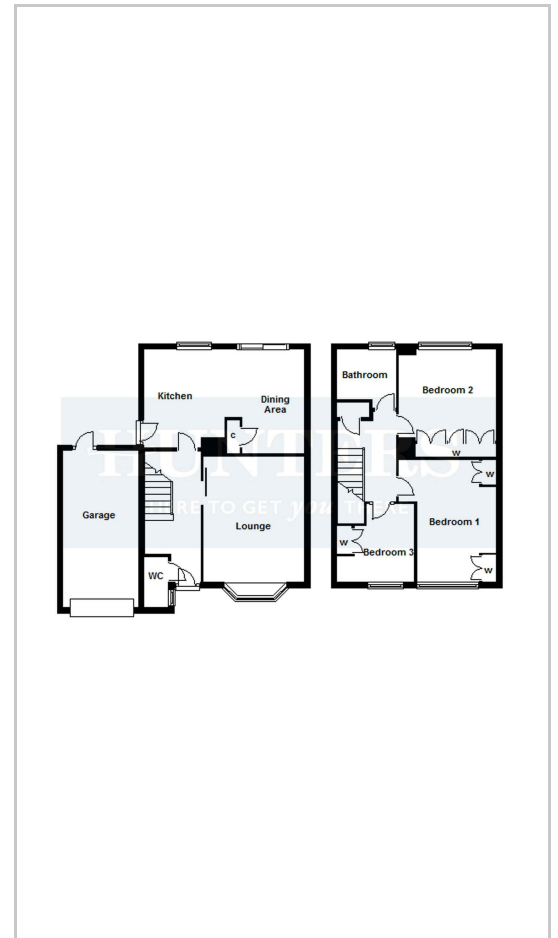
OUTSIDE

To the front of the property is a brick paved drive with parking for several cars and lawned garden alongside. A side gate gives access to the rear garden which is enclosed by fencing and has a brick paved patio, security lights, bordered lawn & shed.

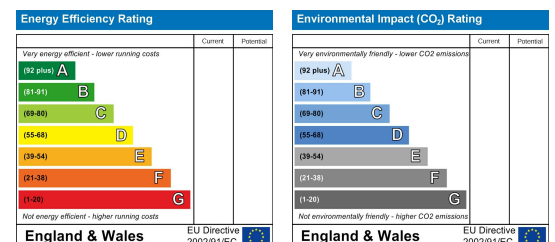
Area Map



Floor Plans



Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.

1 Bridge Cross Road, Burntwood, WS7 2BU

Tel: 01543677776 Email: burntwood@hunters.com <https://www.hunters.com>