

# HUNTERS®

HERE TO GET *you* THERE



Brisbane Way

Cannock, WS12 2GR

Offers In Excess Of £500,000



Council Tax: D





- IMMACULATLY PRESENTED DETACHED HOUSE
- SEVEN BEDROOMS, EN-SUITE TO BEDROOM 1
- WELL APPOINTED BREAKFAST KITCHEN
- FAMILY BATHROOM, GUEST CLOAKROOM
- GARAGE, DRIVEWAY PARKING FOR SEVERAL CARS
- SPACIOUS ACCOMMODATION
- LOUNGE, SEPARATE DINING ROOM
- CONSERVATORY
- DOUBLE GLAZING, GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN



HUNTERS - BURNTWOOD are pleased to offer For Sale this immaculately presented seven bedroom freehold detached house, which is situated in a popular location with local amenities, major transport links and Hednesford hills within close proximity. The spacious accommodation has the benefit of sealed unit double glazing, gas radiator central heating and in brief comprises: entrance hall, guest cloakroom, lounge, separate dining room, conservatory, well appointed breakfast kitchen, first floor landing, five bedrooms, en-suite shower to bedroom 1 and family bathroom, on the second floor are two further double bedrooms. Outside the property has driveway parking for several cars, single garage, lawn garden to the side and an enclosed rear garden.

### ENTRANCE HALL

having a front entrance door, radiator, laminate floor, stairway to the first floor and understairs storage cupboard.

### GUEST CLOAKROOM

fitted with a low flush W.C., hand basin with cupboard beneath, tiled splashback, chrome towel radiator, laminate floor and sealed unit double glazed front window.

### LOUNGE

16'3" into bay x 11'0" (4.95m into bay x 3.35m) having a sealed unit double glazed front bay window, period style fireplace with inset Living Flame gas fire, single and double radiator's, 3 wall light points and double doors to the:-

### DINING ROOM

10'7" x 9'3" (3.23m x 2.82m) with a sealed unit double glazed rear patio window with sliding door, 2 wall light points, radiator and laminate floor.

### CONSERVATORY

9'9" x 9'3" (2.97m x 2.82m) with sealed unit double glazed windows, sealed unit double glazed French doors, laminate floor and light fitting.

### BREAKFAST/KITCHEN

17'7" x 10'6" (12'11" into bay) (5.36m x 3.20m (3.94m into bay))

fitted with a range of matching base, drawer and wall mounted units, extensive work surfaces with 1 1/2 bowl sink top, inset Bosch double oven, 4 ring electric hob with cooker hood above, ceramic tiled splashbacks, dishwasher, space for an American fridge/freezer, space & plumbing for an automatic washing machine, ceramic floor, feature radiator, door to the garage, sealed unit double glazed side window, sealed unit double glazed rear window and sealed unit double glazed rear bay window with French doors to the rear garden.

### LANDING

with the airing cupboard containing the hot water cylinder & shelving and stairs to the second floor.

### BEDROOM 1

11'3" x 11'2" (3.43m x 3.40m) having a sealed unit double glazed front window, radiator and double wardrobe.

### EN-SUITE

fitted with a shower cubicle with mains shower, hand basin with cupboard beneath, low flush W.C., feature towel radiator and sealed unit double glazed side window.

## BEDROOM 2

12'4" x 8'11" (3.76m x 2.72m)

having a sealed unit double glazed front window, radiator and double wardrobe. with sealed unit double glazed rear window and radiator.

## BEDROOM 3

11'2" x 9'3" (3.40m x 2.82m)

with sealed unit double glazed rear window and radiator.

## BEDROOM 4

11'1" max x 8'10" max (3.38m max x 2.69m max)

having a sealed unit double glazed window and radiator.

## BEDROOM 5

9'7" x 6'8" (2.92m x 2.03m)

having a sealed unit double glazed front window and radiator.

## BATHROOM

fitted with a white suite incorporating a panel bath with rainfall shower and screen above, hand basin with drawers beneath, low flush W.C., feature towel radiator, panelled splashback, shaver socket and sealed unit double glazed rear window.

## SECOND FLOOR LANDING

giving access to bedrooms 6 & 7.

## BEDROOM 6

16'9" x 10'4" (5.11m x 3.15m)

having four sealed unit double glazed skylight windows, radiator, access to eaves storage and cupboard containing the cold water tank.

## BEDROOM 7

16'9" (6'2" min) x 8'7" (15'6" max) (5.11m (1.88m min) x 2.62m (4.72m max))

having 3 sealed unit double glazed skylight windows, radiator and eaves storage

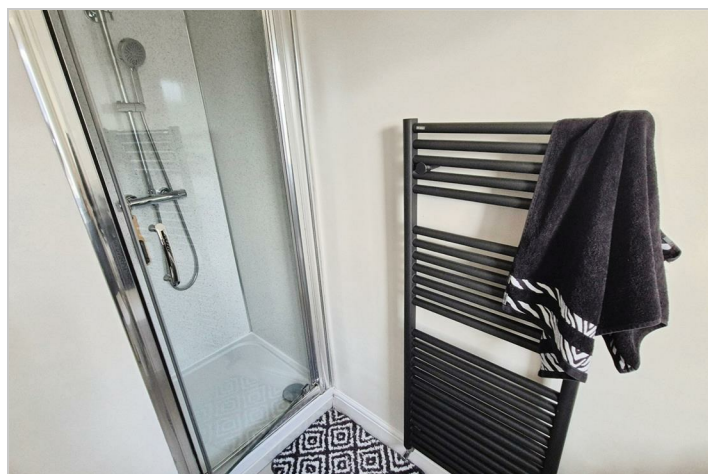
## GARAGE

16'11" x 8'9" (5.16m x 2.67m)

having an up & over entrance door, wall mounted central heating boiler, light & power points,

## OUTSIDE

The property is situated on a corner plot and has a wide drive providing parking for 3 cars and gives access to the garage & front entrance. A lawn to the front continues to the side of the property. A gate to the side gives access to the enclosed rear garden, which has a paved patio area and bordered lawn.





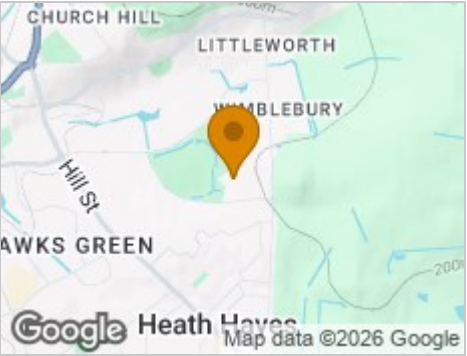
Road Map



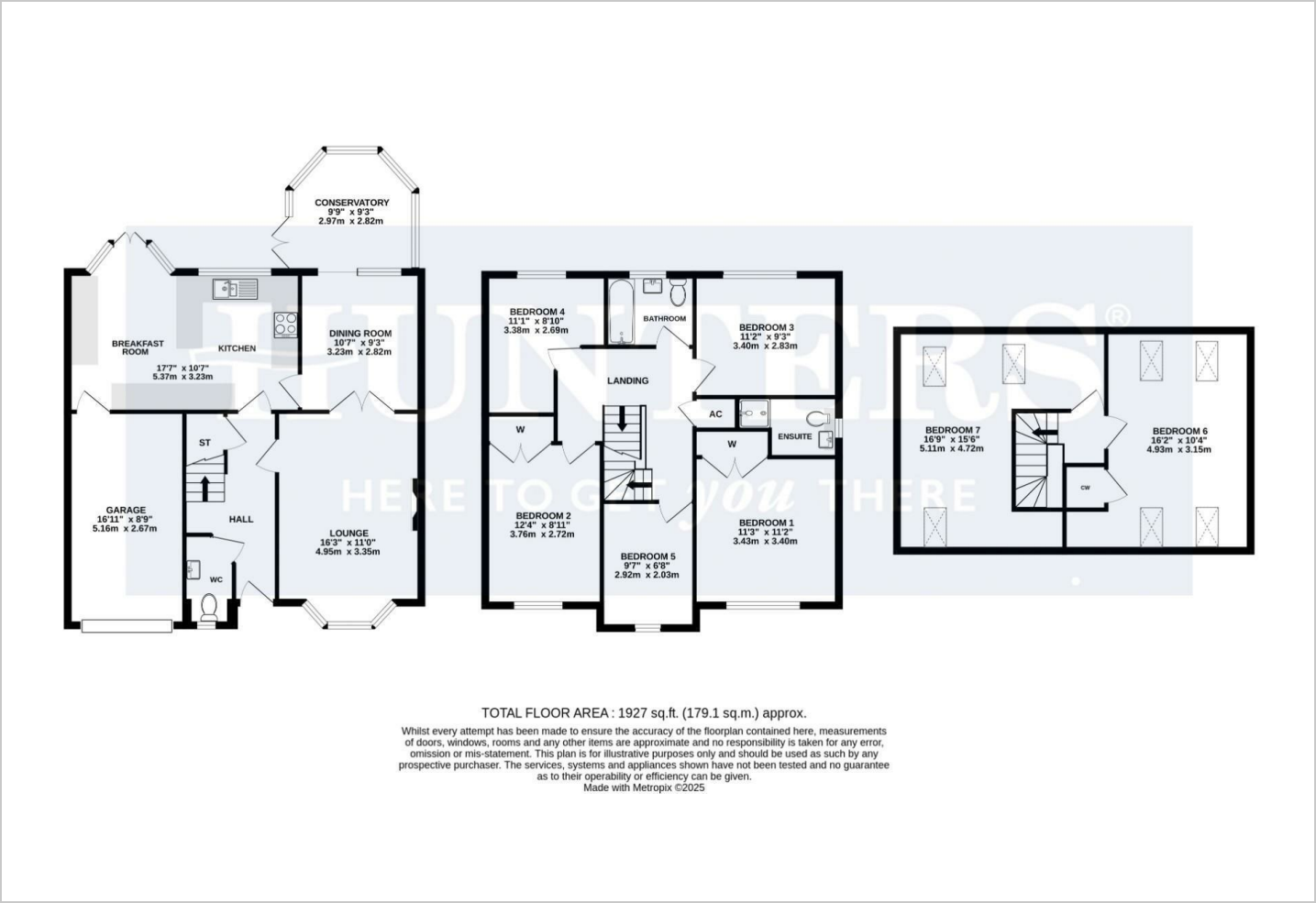
Hybrid Map



Terrain Map



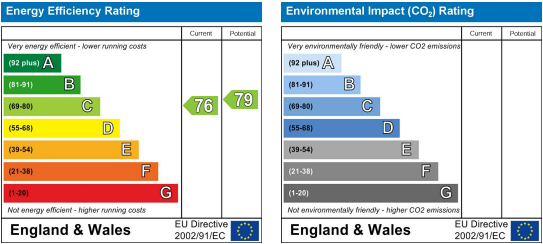
Floor Plan



Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

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.