

# HUNTERS®

HERE TO GET *you* THERE



## Hayfield Hill

Cannock Wood, Rugeley, WS15 4RT

Asking Price £325,000



Council Tax: C



- WELL PRESENTED SEMI DETACHED HOUSE
- TWO BEDROOMS
- SEPARATE DINING ROOM
- BATHROOM
- FRONT GARDEN WITH PARKING, GARAGE
- OPEN COUNTRYSIDE VIEWS
- LOUNGE WITH LOG BURNER
- EXTENDED KITCHEN
- DOUBLE GLAZING, GAS CENTRAL HEATING
- LARGE REAR GARDEN



Hunters Burntwood are pleased to Offer For Sale this well presented freehold semi house, which is situated in a rural position with extensive open views. The accommodation has the benefit of sealed unit double glazing and gas radiator central heating and in brief comprises: porch, hall, lounge, separate dining room, extended kitchen, landing, two bedrooms, loft room and garage. Outside is a front garden with driveway parking and large rear garden with extensive views over open countryside.

### PORCH

having a sealed unit double glazed front door with sealed unit double glazed windows, meter cupboard and light point.

### HALL

having a sealed unit double glazed leaded front entrance door, double panel radiator, wall light points and stairs to the first floor.

### LOUNGE

15'2" x 12'0" (4.62m x 3.66m)

having a sealed unit double glazed front bay window, brick fireplace with tiled hearth and mantle and inset log burner, double panel radiator, 3 wall light points and TV aerial wire.

### DINING ROOM

15'4" x 8'5" (4.67m x 2.57m)

with sealed unit double glazed rear patio window with sliding doors, double panel radiator, 2 wall light points and under stairs storage cupboard.

### KITCHEN

11'9" x 8'10" (3.58m x 2.69m)

fitted with a range of matching base, drawer and wall mounted units, corner display shelving, rounded edge work surface incorporating a 4 ring gas hob with cooker hood above, 1 1/2 bowl sink top & drainer, electric oven, ceramic tiled splashbacks, ceramic

tiled floor, double panel radiator, sealed unit double glazed rear window and sealed unit double glazed rear door.

### LANDING

with a sealed unit double glazed side window.

### BEDROOM 1

12'0" x 11'11" (3.66m x 3.63m)

having a sealed unit double glazed front window, radiator, feature cast iron fire surround and wardrobe with hanging rail & shelving.

### BEDROOM 2

9'5" x 8'10" (2.87m x 2.69m)

with a sealed unit double glazed rear window, radiator and steps leading to the loft room.

### ATTIC ROOM

having a sky light window and light & power points

### BATHROOM

fitted with a white suite incorporating a panel bath with mains shower above, vanity unit with inset hand basin and cupboard beneath, low level W.C., chrome towel radiator, uPVC panelled & ceramic tiled splash backs and extractor fan.

## GARAGE

16'3" x 8'11" (4.95m x 2.72m)

having up & over entrance doors, cold water tap and light & power points and the wall mounted FER gas combination boiler.

## OUTSIDE

To the front, the property is set back from the road behind a mature hedge and has a brick paved drive with lawned garden alongside. A path to the side gives access to the large rear garden, which has a paved patio area, steps down to tiered lawned garden, fish pond, garden shed, green house and extensive views over open countryside.



## Road Map



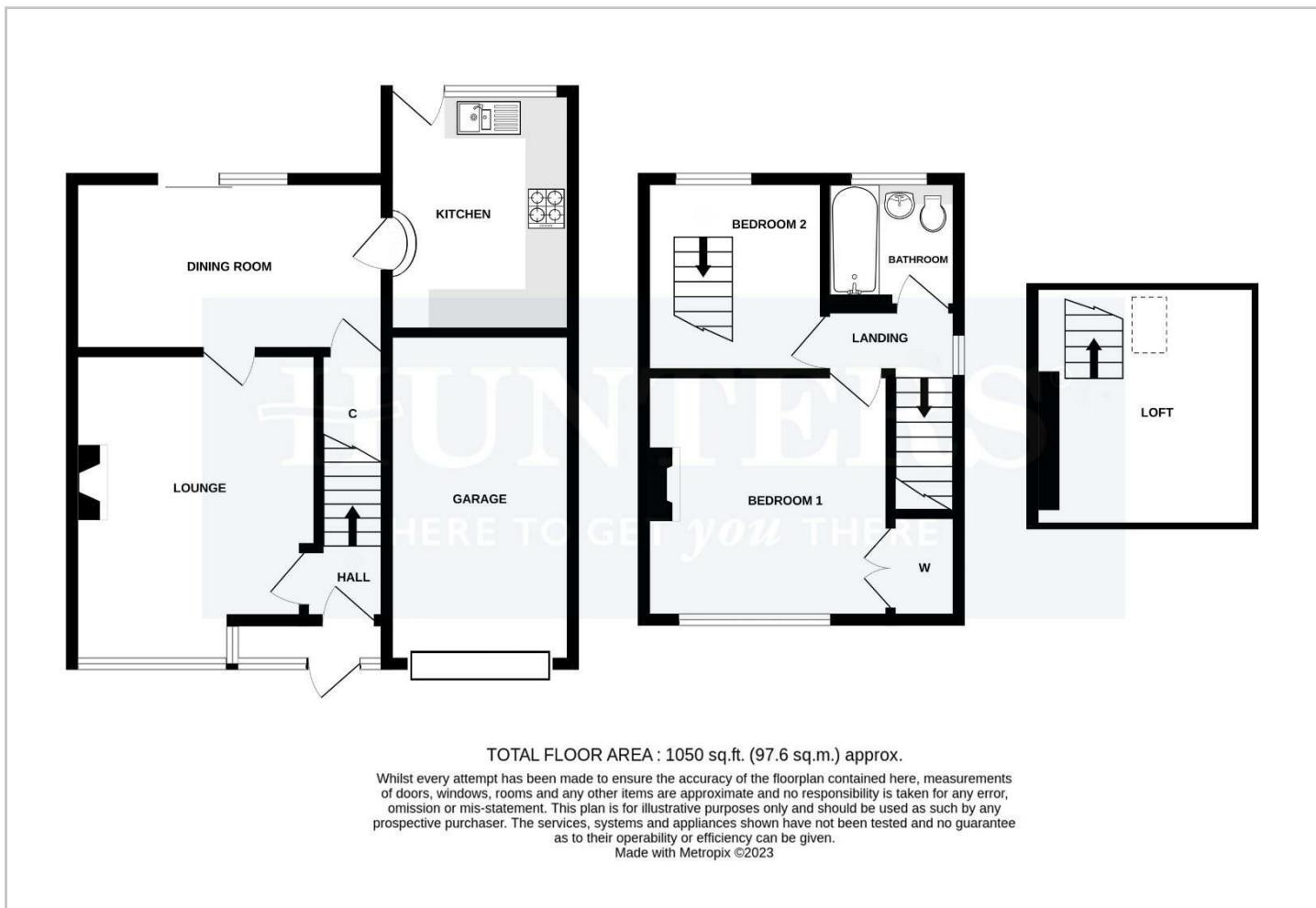
## Hybrid Map



## Terrain Map



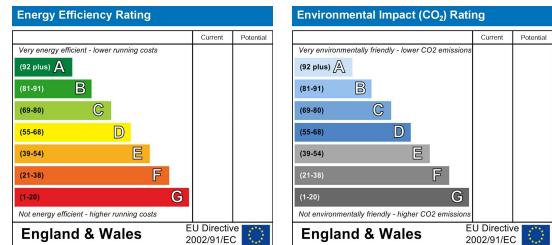
## Floor Plan



## 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.