

# HUNTERS<sup>®</sup>

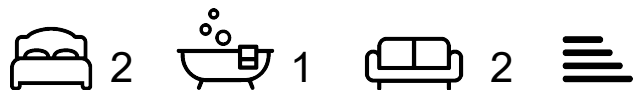
HERE TO GET *you* THERE



## 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.





