



## 40 Lupin Drive

Huntington, Cannock, WS12 4UR

**Offers over £280,000**

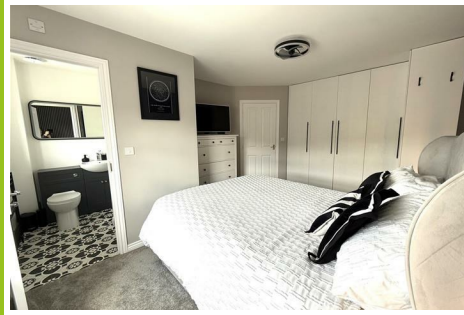




# 40 Lupin Drive

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## Entrance Hallway

Approached from composite front entrance door and having ceiling light points, radiator and access door to Garage. Stairs leading to First Floor Landing.

## Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, extractor fan and radiator.

## Family Breakfast Kitchen

14'11" x 12'6" (4.55m x 3.81m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, tiled splash back and drainer. Built in electric oven with gas hob and extractor over, spaces with plumbing for washing machine and dishwasher and wall mounted boiler. Ceiling light point, radiator, tiled flooring and upvc double glazed window to rear aspect. French doors to Rear Garden.

## First Floor Landing

Approached from stairs in Hallway and having ceiling light points, radiator, airing cupboard housing hot water cylinder tank and upvc double glazed window to front aspect. Return stairs to Second Landing.

## Lounge

14'11" x 13'5" (4.55m x 4.09m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

## Family Bathroom

Comprising panelled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, extractor fan and part tiling to walls.

## Bedroom Three

10'3" x 8'2" (3.12m x 2.49m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

## Second Floor Landing

Approached from First Floor Landing and having ceiling light point and loft access.

## Master Bedroom

16'1" x 11'4" (4.90m x 3.45m)

Having a range of built in wardrobes. Ceiling light point, radiator and upvc double glazed window to front aspect. Door to En Suite.

## En Suite Shower Room

Comprising walk in shower cubicle, vanity hand wash basin and closet w.c. Inset ceiling lights, heated towel rail, extractor fan and upvc double glazed window to front aspect.

## Bedroom Two

13'4" x 8'4" (4.06m x 2.54m)

Having ceiling light point, radiator, a range of wardrobes and upvc double glazed window to rear aspect.

## Bedroom Four

10'1" x 6'4" (3.07m x 1.93m)

Having ceiling light point, radiator, useful storage cupboard and upvc double glazed window to rear aspect.

## Outside

The front of the property having driveway providing parking for several vehicles and in turn to Garage with up and over door, having light and power. The

low maintenance enclosed rear garden having a decked seating area to artificial lawn, further seating area, shed and outside tap.

### Agents Notes

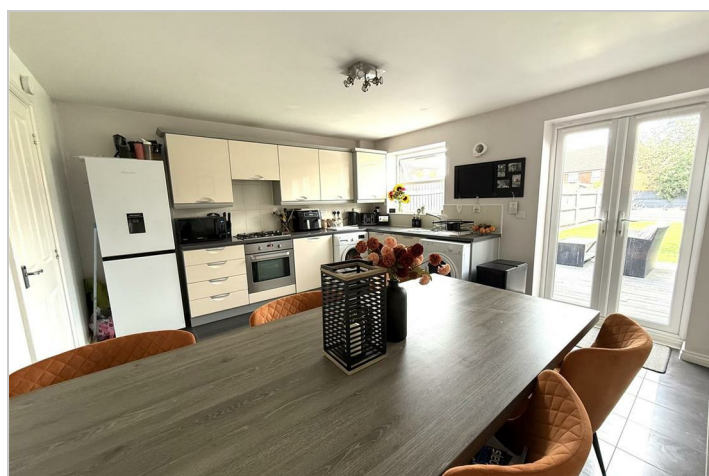
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

#### Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

#### Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



Road Map



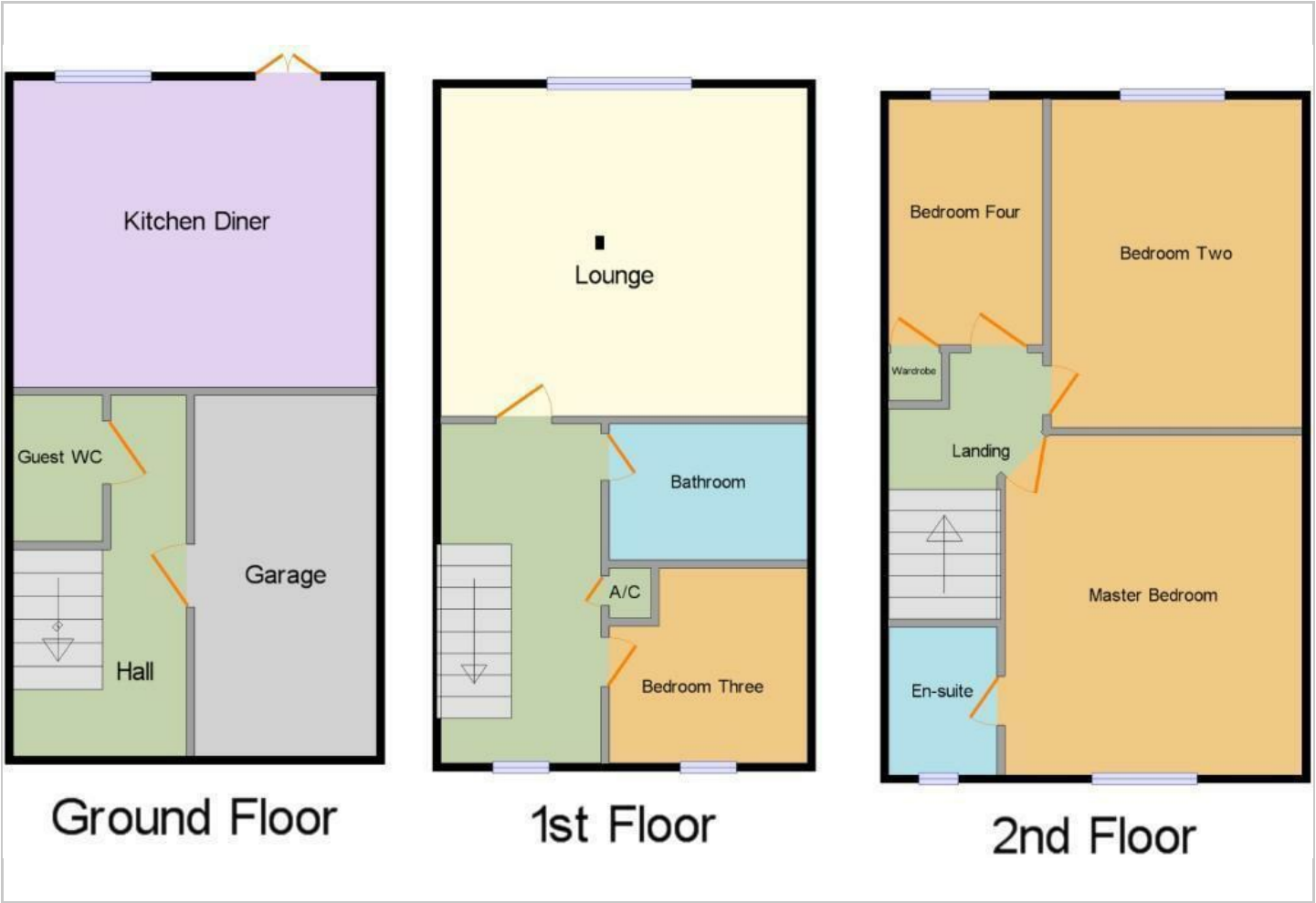
Hybrid Map



Terrain Map



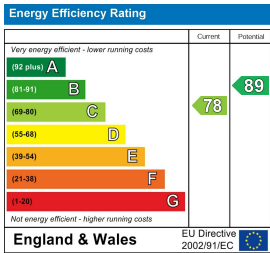
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.