



33 Pineside Avenue, Cannock Wood, Rugeley,
Staffordshire, WS15 4RG

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£360,000

Bill Tandy and Company in Burntwood are delighted to be offering to the market this wonderful opportunity to secure a three bedroom extended detached family home available with the benefit of no upward chain. Pineside Avenue is a quiet residential road in the heart of Cannock Wood, and there is a lovely public green space directly opposite this property. It is very well located to take full advantage of all the wonderful country walks and rural living offered by Cannock Wood itself being situated in the heart of Cannock Chase Area of Outstanding Natural Beauty, and a stone's throw from the popular Castle Ring. The property itself comprises in brief a welcoming reception hall, lounge, dining area, extended breakfast kitchen, three double bedrooms on the first floor and bathroom and W.C., integral garage and parking. An early viewing of this property is considered essential to fully appreciate the space available in this wonderful location.



WELCOMING RECEPTION HALL

approached via a UPVC obscure double glazed front door and having UPVC double glazed window to front, ceiling light point, radiator, storage cupboard, stairs to first floor and internal window through to the lounge.

LOUNGE

6.10m x 3.60m (20' 0" x 11' 10") having feature focal point fireplace with quarry tiled hearth and brick surround with inset gas real flame coal effect fire, two ceiling light points, two radiators, under stairs recess for storage and a wide opening leads through to:

DINING AREA

3.40m x 2.80m (11' 2" x 9' 2") having ceiling light point, radiator and UPVC double glazed sliding doors out to the rear garden.

EXTENDED DINING KITCHEN

6.10m x 2.40m (20' 0" x 7' 10") having tiled flooring, traditional wooden units comprising base units with pre-formed roll top work surfaces above and tiled splashbacks, matching wall mounted units, inset sink and drainer, free-standing electric cooker with overhead extractor, space for free-standing fridge/freezer, UPVC double glazed window to rear and UPVC double glazed door to covered side access.

FIRST FLOOR LANDING

having ceiling light point and loft access hatch with pulldown ladder leading to insulated and partially boarded loft space with light point. Doors lead off to further accommodation.

BEDROOM ONE

3.60m x 2.90m (11' 10" x 9' 6") having ceiling light point, radiator and UPVC double glazed window to rear.



BEDROOM TWO

3.10m x 2.60m (10' 2" x 8' 6") having ceiling light point, radiator, UPVC double glazed window to front and built-in over stairs cupboard.

BEDROOM THREE

2.90m x 2.40m (9' 6" x 7' 10") having ceiling light point, radiator, UPVC double glazed window to rear and built-in wardrobe/airing cupboard housing the modern combination boiler.

BATHROOM

having lovely modern wood effect flooring, tiling to walls, pedestal wash hand basin, panelled bath with overhead electric shower fitment, ceiling light point, radiator and UPVC opaque double glazed window to front.

SEPARATE W.C.

having the same modern wood effect flooring to that in the bathroom, low level W.C., ceiling light point, radiator and UPVC opaque double glazed window to side.



OUTSIDE

To the front of the property is a paved driveway approach providing off road parking leading up to the garage and paved path leading to the front door and side passages. There is a lawned foregarden with hedged boundaries and space for bedding plants. The rear garden has a paved patio area, paved pathway leading to two hardstanding areas suitable for shed and greenhouse, outside tap, fenced perimeters and is mainly laid to lawn with small corner rockery, bedding plant borders and mature shrubs and hedges and far reaching views beyond.

COVERED SIDE ENTRANCE

having a polycarbonate roof, wooden doors to front and rear, tiled flooring, wall light point and door to integral garage.

INTEGRAL GARAGE

4.80m x 2.40m (15' 9" x 7' 10") approached via an up and over entrance door and having ceiling light point and plumbing for washing machine and tumble dryer.



COUNCIL TAX

Band D.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	81
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



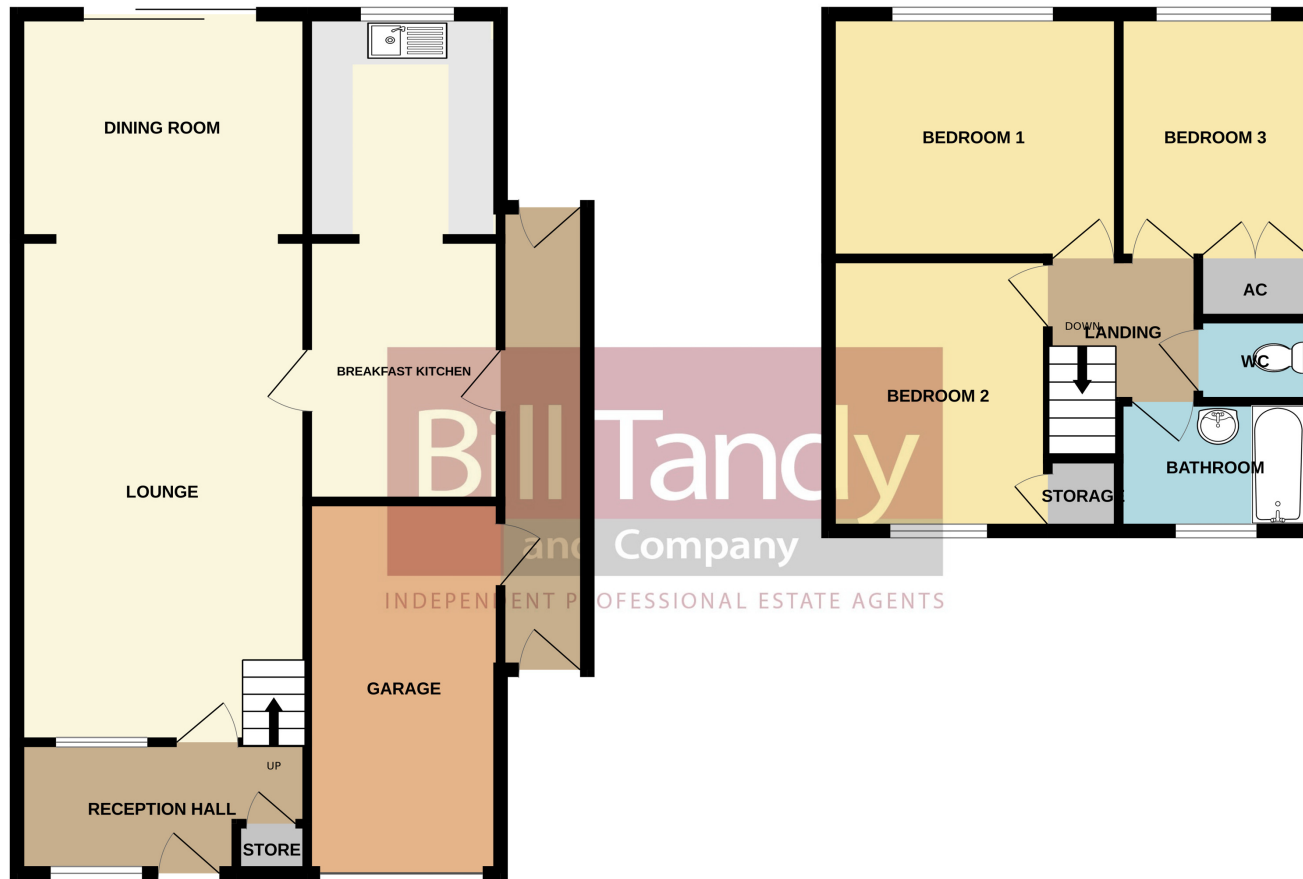
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR
756 sq.ft. (70.2 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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