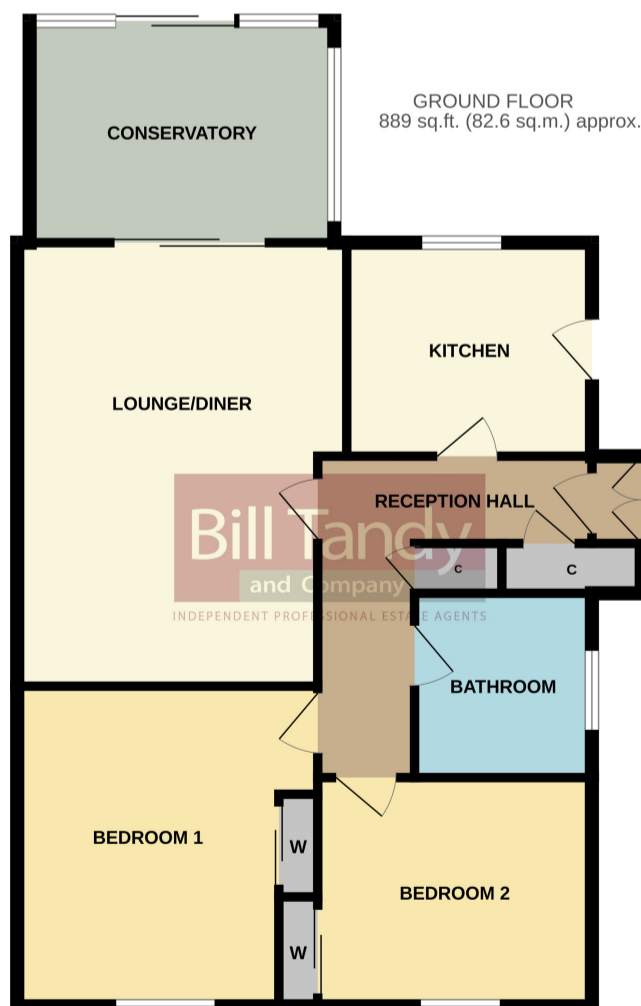


# DRIFT



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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**16 Charterfield Drive, Heath Hayes,  
Staffordshire, WS12 3XH**

## **£200,000 Freehold OFFERS OVER / NO CHAIN**

Bill Tandy and Company, Burntwood, are delighted to offer for sale this modern detached bungalow superbly located on the small and select cul de sac of Charterfield Drive which is located off Badgers Way in Heath Hayes. A range of amenities can be found within walking distance, and there are further facilities at the nearby designer outlet or Cannock town centre. The bungalow itself, which we strongly recommend is viewed internally to be fully appreciated, is offered with the benefit of no upward chain and briefly comprises side entrance porch, 'L' shaped reception hall, lounge/dining room, conservatory, modern kitchen, two bedrooms and modern shower room. There is parking to the front leading to a side car port, gardens to front and rear and the former garage has been converted into a garden room (this could be converted back to a garage if required by the prospective purchaser).



### **SIDE ENTRANCE PORCH**

approached via double entrance doors via the car port and having an internal door to:

### **'L' SHAPED RECEPTION HALL**

having two store cupboards and doors to:

### **LOUNGE/DINING ROOM**

having two radiators, laminate flooring, feature fireplace with marble style hearth and inset, wooden surround with mantel above and inset fire. Sliding patio doors open to:

### **CONSERVATORY**

3.74m x 2.21m (12' 3" x 7' 3") having single and double glazed windows and sliding doors to garden and polycarbonate roof.

### **KITCHEN**

2.61m x 2.10m (8' 7" x 6' 11") this modern fitted kitchen has window to rear, door to car port, wall mounted Ideal boiler, base cupboards and drawers with round edge work tops, tiling surround, wall mounted units, inset oven and five ring gas hob and space for fridge.

### **BEDROOM ONE**

3.71m x 2.65m (12' 2" x 8' 8") having fitted wardrobes with over-bed store cupboards, additional built-in wardrobe with sliding doors, double glazed bow window to front and radiator.

### **BEDROOM TWO**

2.82m x 2.56m max (9' 3" x 8' 5" max) having window to front, radiator and fitted wardrobe with sliding doors.

### **SHOWER ROOM**

1.81m x 1.56m (5' 11" x 5' 1") having window to side and suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower cubicle with shower over.



### **OUTSIDE**

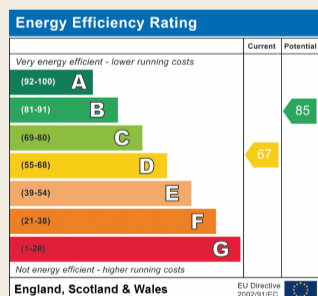
The property is superbly located on the highly sought after and small cul de sac of Charterfield Drive which is located off Badgers Way. To the front of the property is a mainly shaped lawned foregarden with conifer hedged boundary and a mature tree. There is a tarmac driveway which leads to the car port which provides useful additional parking. To the rear of the property is a block paved patio, with shaped lawn beyond, and is well stocked with trees and shrubs.

### **GARDEN ROOM**

5.78m x 2.31m (19' 0" x 7' 7") forming part of the original garage this garden room has multiple uses, or could be converted back to a garage and has windows to front and side and door to side leading to the garden.

### **COUNCIL TAX**

Band C.



### **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.