



DRAFT

13 Peace Haven, Hayfield Hill, Cannock Wood,
Staffordshire, WS15 4RP

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

**13 Peace Haven, Hayfield Hill,
Cannock Wood, Staffordshire, WS15
4RP**

£450,000

Bill Tandy and Company, Burntwood, are pleased to present this individual detached three bedroom bungalow located within the popular rural setting of Cannock Wood, and with the benefit of no onward chain as well as having double glazing and gas fired central heating. In brief the well planned accommodation comprises spacious porch, 15'9" x 11'9" breakfast kitchen, separate sitting/dining room, inner hallway, lovely lounge, three good sized bedrooms and bathroom. The property is approached via two separate driveways, one extending up to an attached single garage, a secondary drive leads to a detached single garage, there is a foregarden and a delightful enclosed rear garden with fabulous aspect beyond. An early internal viewing is strongly recommended to fully appreciate both accommodation and setting this desirable bungalow has to offer.



ENCLOSED ENTRANCE PORCH

20' 7" x 7' 1" (6.27m x 2.16m) approached via a part double glazed UPVC panelled main entrance door and having UPVC double glazed windows to side, tiled flooring, wall light points, door to garage and door to:

BREAKFAST KITCHEN

15' 9" x 11' 9" (4.80m x 3.58m) having a range of wooden fronted base level and larder storage cupboards incorporating drawers, work surfaces with inset sink and drainer with mono tap, space for fridge/freezer, fluorescent ceiling strip light, triple double glazed windows to front, double glazed window to side, radiator, part glazed door alongside an internal window allows access to:

DINING/SITTING ROOM

12.2" x 10' 1" (5.56m x 3.07m) having a set of double glazed sliding patio doors opening to the rear garden, coving, ceiling light point, radiator and door to:

INNER HALLWAY

having ceiling light point, radiator, sliding doors access a useful built-in cupboard and further doors lead off to:

LOUNGE

18' 1" x 11' 9" (5.51m x 3.58m) having a focal point chimney breast with a fitted Valor gas flame fire on a raised heath and with backing surround, two ceiling light points, radiator, T.V. aerial socket and a part glazed door with windows either side opens to the entrance porch.

BEDROOM ONE

12' 2" x 11' 8" (3.71m x 3.56m) having a double glazed window overlooking the rear garden, coving, ceiling light point, radiator and fitted double wardrobes.



BEDROOM TWO

11' 8" x 9' 7" (3.56m x 2.92m) having a double glazed window overlooking the rear garden, coving, ceiling light point, radiator, fitted double wardrobes with sliding mirror fronted doors and vanity wash hand basin.

BEDROOM THREE

10' 4" x 10' 1" max (7'5" min) (3.15m x 3.07m max 2.26m min) having an obscure double glazed window to side, ceiling light point, freestanding wardrobe and radiator.

BATHROOM

having suite comprising low level W.C., wash hand basin set within vanity storage cabinet and panelled bath with mono shower tap attachment and wall mounted shower unit, part ceramic splashback wall tiling, radiator and an obscure double glazed window to rear.



OUTSIDE

The property sits back from the pavement behind ornamental garden walling and hedging and has two driveway approaches, one extending up to the attached garage and the other extending up to a detached garage set further back. There is a lawned foregarden with various herbaceous flower and shrub display borders and beds and a paved pathway extends to the main entrance door. Set to the rear is a delightful hedge enclosed garden offering a good degree of privacy, with the stand-out feature being the countryside aspect beyond. There is a deep paved patio seating area and a lawned garden set beyond with herbaceous flower and shrub display borders and a useful garden storage shed.

GARAGE NUMBER ONE

19' 5" x 9' 9" (5.92m x 2.97m) approached via an up and over entrance door and having light and power points, two windows to side and a laundry/utility area to the far rear.



GARAGE NUMBER TWO

(not measured) approached via an up and over entrance door and having light and power points and courtesy door to the rear garden.

COUNCIL TAX

Band D.

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



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.
Made with Metropix ©2022

16 Cannock Road, WS7 0BJ
burntwood@billtandy.co.uk
Tel: 01543 670 055

www.billtandy.co.uk



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS