



DRAFT

22 Hayfield Hill, Cannock Wood, Staffordshire, WS15 4RR

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£395,000 OIRO

Bill Tandy and Company are pleased to present this impressive five bedroom semi detached family home Located in the heart of the ever popular Cannock Wood with a particular stand-out feature being the fabulous rear garden with countryside aspect beyond. Hayfield Hill lies in the heart of Cannock Wood an Area of Outstanding Natural Beauty with Castle Ring and access to endless walks on Cannock Chase itself only a stone's throw away from the property, whilst having easy access to good schooling and local amenities only a short drive away. The well planned accommodation in brief comprises through hallway, well appointed family lounge, stand-out feature open plan breakfast kitchen with connecting sitting and dining room with bi-fold doors overlooking the rear garden and countryside views. There is a separate utility room, guests cloakroom, five good sized first floor bedrooms and a modern family bathroom. The property sits back behind a block paved frontage which provides ample parking, there is a 25'4" x 7'4" garage and a delightful enclosed rear garden with the countryside backdrop. An early internal viewing comes strongly recommended to fully appreciate the full extent of accommodation on offer, views and the lovely setting within this popular village location.



ENTRANCE HALL

this welcoming through hallway is approached via a part double glazed UPVC entrance door with matching side screen and has ceramic tiled flooring, coving to ceiling, ceiling light point, radiator, thermostat control unit, two useful built-in cloaks storage cupboards, a carpeted easy tread staircase ascends to the first floor and part glazed panelled doors lead off to further accommodation.

FAMILY LOUNGE

15' 1" max (12'3" min) x 11' 5" (4.60m max 3.73m min x 3.48m) having a walk-in UPVC double glazed bay window to front, focal point chimney breast with recessed rustic brick fireplace with insert timber mantel and raised tiled hearth, coving to ceiling, ceiling light point, radiator and T.V. aerial socket.

OPEN PLAN LIVING KITCHEN DINING ROOM

20' 2" overall x 17' 3" max (16'7" min) (6.15m overall x 5.26m max 5.05m min) being a stand-out feature of the ground floor accommodation, this fabulous open plan breakfast kitchen incorporating adjoining sitting and dining room has UPVC double glazed bi-fold doors which fully open to bring in the outstanding view across the rear. The Kitchen Area has a range of modern high gloss fronted matching wall and base level storage cupboards incorporating deep pan drawers and wine rack, complementary work surfaces with matching upturn splashbacks, centrally positioned island unit with breakfast bar and space suitable for a range style cooker with ceiling suspended stainless steel extractor hood, inset stainless steel sink and drainer with chrome style mono tap, space for larder style fridge/freezer and wooden style flooring. The Sitting/Dining Area has a part vaulted ceiling incorporating two Velux skylights, four ceiling light points with additional ceiling light points to the kitchen area, T.V. aerial socket, two radiators and panelled door to:

UTILITY ROOM

9' 2" x 6' 8" (2.79m x 2.03m) matching the kitchen with a range of high gloss fronted wall and base levels storage cupboards, roll to work surfaces with matching upturn splashbacks, inset stainless steel sink and drainer with chrome style mono tap, plumbing for washing machine, space for tumble dryer and fridge/freezer, tiled flooring, radiator, wall mounted central heating boiler and part UPVC double glazed door alongside a UPVC double glazed window open out to the rear garden.



GUESTS CLOAKROOM

having a modern white suite with chrome style fittings comprising dual flush close coupled W.C., vanity wash hand basin with mono tap with high gloss white fronted storage cupboard set below, tiled flooring and a ceiling light point.

SPACIOUS FIRST FLOOR LANDING

having loft access hatch, coving to ceiling and panelled doors lead off to further accommodation.

BEDROOM ONE

12' 8" x 10' 3" (3.86m x 3.12m) having twin UPVC double glazed windows to front, coving to ceiling, ceiling light point, radiator.

BEDROOM TWO

11' 3" x 10' 6" (3.43m x 3.20m) having UPVC double glazed window overlooking the rear garden with countryside views beyond, coving to ceiling, ceiling light point, wooden style laminate flooring and radiator.

BEDROOM THREE

13' 5" x 7' 3" (4.09m x 2.21m) having UPVC double glazed window overlooking the rear garden with countryside views beyond, ceiling light point and radiator.

BEDROOM FOUR

9' 4" max x 7' 3" (2.84m max x 2.21m) having UPVC double glazed window to front, ceiling light point and radiator.

BEDROOM FIVE

9' 6" x 6' 7" (2.90m x 2.01m) having UPVC double glazed window to front, ceiling light point and radiator.



FAMILY BATHROOM

having a modern white suite with chrome style fittings comprising dual flush close coupled W.C., circular wash hand basin with mono tap set upon suspended vanity storage drawers and Jacuzzi style panelled bath with wall mounted shower unit and fitted splash screen, complementary full height wall tiling, chrome heated towel rail, obscure UPVC double glazed window to rear.

OUTSIDE

Set to the rear and again being a main feature of this property, there is a fabulous fence and hedge enclosed garden with full countryside backdrop having a raised wooden decked seating area and steps lead down to a paved patio seating area overlooking a lawned garden beyond with herbaceous flower and shrub display borders and there is a useful timber garden storage shed.

TANDEM LENGTH GARAGE

25' 4" x 7' 4" (7.72m x 2.24m) approached via a vehicular up and over entrance door and having light and power points, courtesy door to the internal accommodation and useful built-in under stairs storage cupboard.

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/>



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

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.



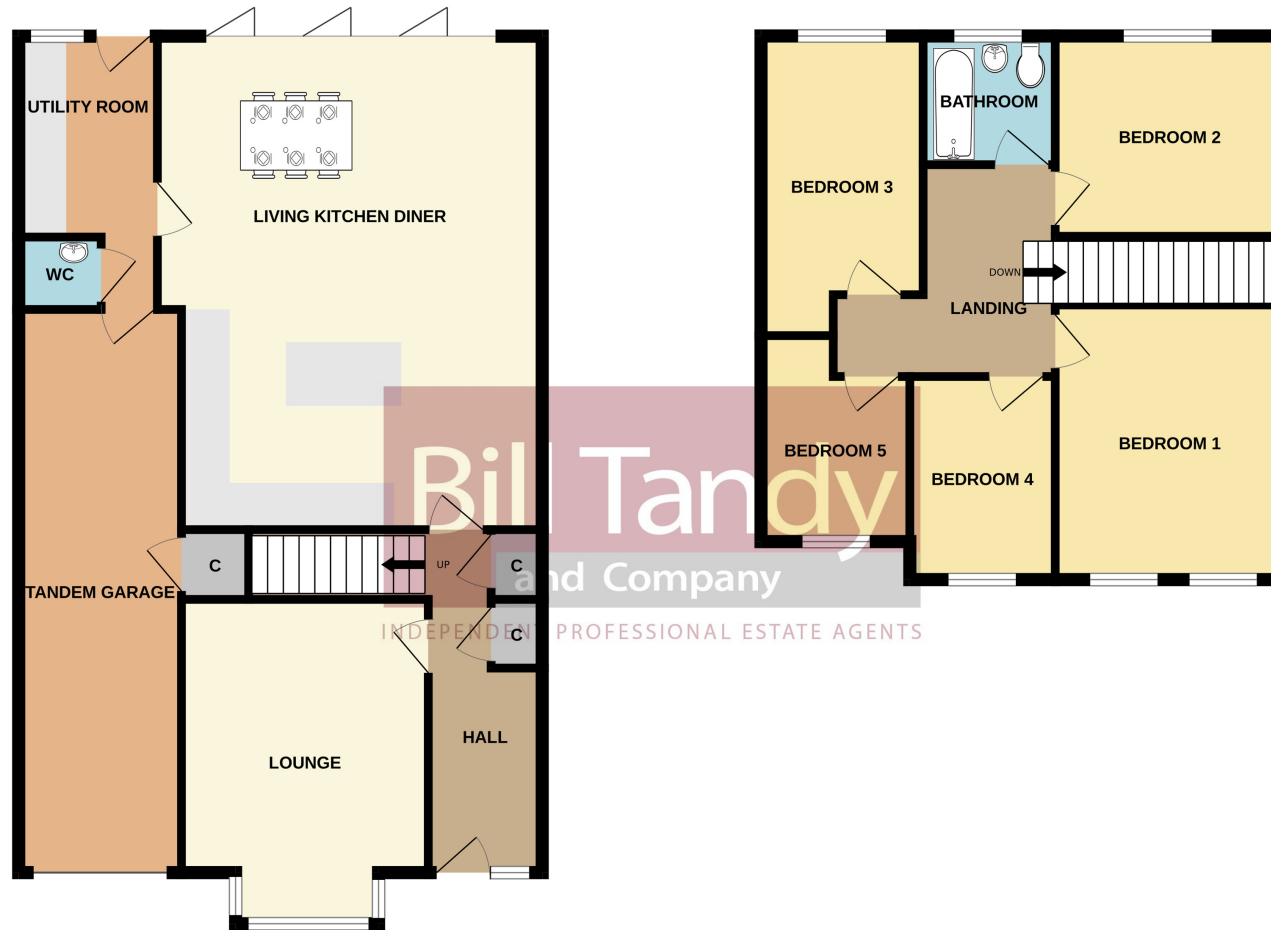
VIEWING

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

1ST 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.
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