



44 Park Gate Road, Cannock Wood, Staffordshire, WS15
4RN



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£290,000 Offers in Region of

Enjoying an enviable position overlooking horse pastures to the front and only a few hundred yards away from the entrance to Castle Ring, this cosy mid terraced home offers the peace and quiet of rural living surrounded by nature. Cannock wood is the only village that sits entirely within the designated Cannock Chase AONB (area of Outstanding Natural Beauty) and Park Gate Road takes full advantage of this, whilst still only a short 10 minute drive from the local supermarkets, shops and lifestyle amenities available in Burntwood. In brief the property comprises of; entrance hall, living room, extended breakfast kitchen, two good size double bedrooms a further converted attic room, currently used a double bedroom along side the fitted four piece bathroom. Outside the property has a large rear garden with parking for a campervan/caravan accessed via a right of way over the neighbouring property. An internal viewing is highly recommended to fully appreciate the accommodation on offer.



ENTRANCE PORCH

approached via a composite obscure glazed UPVC front entrance door and having ceiling light point, cloak store cupboard and internal glazed door opening to:

LOUNGE/DINING ROOM

6.90m max (5.70m min) x 4.30m (22' 8" max 18'8" min x 14' 1") having wood effect flooring, UPVC double glazed bow window overlooking the open fields beyond, feature focal point brick fireplace recess with raised brick hearth with quarry tile and wooden mantel housing a cast-iron gas burner, stairs rising to first floor, ceiling light point, two radiators and glazed double doors open to:

EXTENDED BREAKFAST KITCHEN

5.20m x 3.80m (17' 1" x 12' 6") having tiled flooring, wooden cottage style base and wall mounted units, roll top work surface, integrated fridge/freezer, inset sink and drainer, space and plumbing for washing machine and dishwasher and seven burner gas range style cooker with modern glazed overhead extractor. The pitched roof extension is currently used as an office, but could be used as a breakfast/dining area or even just a deep comfy sofa to enjoy the views having Velux windows flooding the area with natural light, recessed downlights, UPVC double glazed windows to rear and UPVC double glazed double doors opening out to the garden.

FIRST FLOOR LANDING

having ceiling light point, stairs to loft and doors to further accommodation.

BEDROOM ONE

4.20m x 3.20m (13' 9" x 10' 6") having ceiling light point, radiator and UPVC double glazed window overlooking the open fields to the front.



BEDROOM TWO

3.40m x 2.30m (11' 2" x 7' 7") having ceiling light point, radiator and UPVC double glazed window to rear.

FAMILY BATHROOM

3.30m x 2.20m (10' 10" x 7' 3") having suite comprising pedestal wash hand basin, low level W.C., panelled bath and corner shower cubicle with mains plumbed shower fitment, tile effect non slip flooring, two tone floor to ceiling tiled walls, corner storage unit housing the boiler, UPVC opaque double glazed window to side, radiator and ceiling light point.

SECOND FLOOR CONVERTED ATTIC ROOM

4.30m max into eaves x 3.90m (14' 1" max into eaves x 12' 10") converted from the loft space being used as a double bedroom, having exposed beams, vaulted ceiling with recessed downlights, radiator and two Velux windows with wonderful views over the open fields.



OUTSIDE

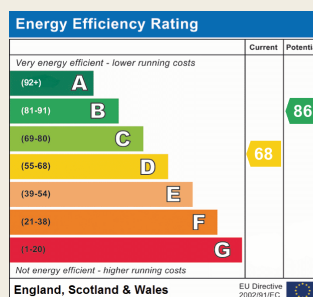
The property fronts onto the road where street parking is available, however there is a parking space to the rear in the garden accessed via a right of way over the neighbours rear garden. The rear garden has the pebbled parking area suitable for campervans before the main garden which is mainly laid to lawn having fenced and hedged perimeters, hard standing for shed and a sectioned off vegetable area.

COUNCIL TAX

Band B.

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/>



TENURE

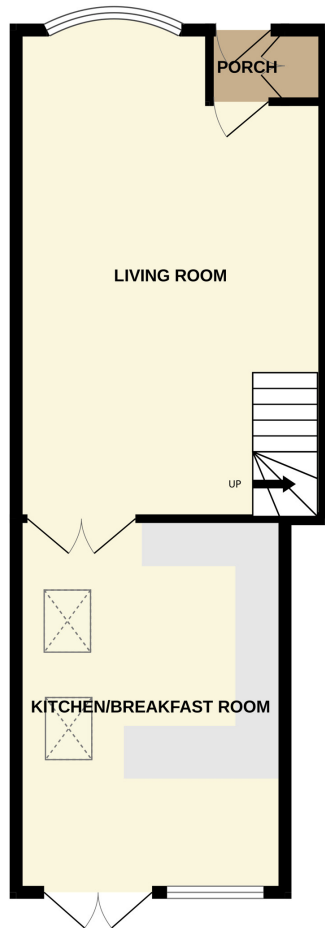
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

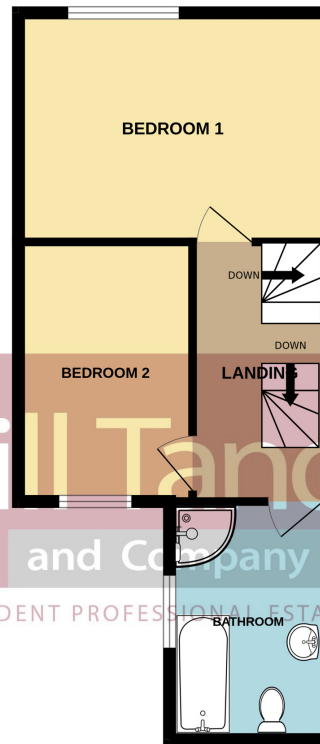
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

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.

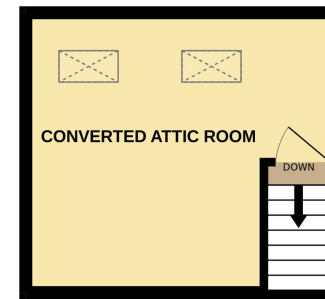
GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
180 sq.ft. (16.7 sq.m.) approx.



Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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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