

Rees Page



47 Salisbury Drive, Cannock, WS12 3YW

Presenting a detached family home, within this popular residential estate, and well served by surrounding local amenities and the varied and extensive amenities that Cannock has to offer.

The three bedroom and spacious accommodation is well presented and benefits further from the addition of a conservatory plus double glazing and radiator central heating (where specified).

There is no upwards chain, fixtures and fittings are included, and offers are invited for consideration.

EPC- (63=D)

Offers Around

£305,000



Ground Floor

Entrance

Is made via a uPVC double glazed door into a storm porch with wall light, meter boxes, tiled floor and further door into;

Reception Hall

With a ceiling light, coving, under stairs cupboard and doors into;

Lounge

17' 0" x 11' 3" (5.18m x 3.43m)

With a double glazed front window, coving, ceiling and wall lights, radiator, feature brick fireplace with gas fire, T.V point, dado rail, radiator, curtained archway into;



Dining Room

10' 2" x 9' 9" (3.10m x 2.97m)

With a ceiling light, coving, radiator, double glazed doors to conservatory, plus further door into kitchen.

Conservatory

With uPVC double glazing to three sides, door to rear garden, power points, ceiling light, tiled floor and blinds.

Kitchen

10' 10" x 9' 9" (3.30m x 2.97m)

With a ranged of fitted wall and base units, roll edge work surfaces, tiled splashbacks, cabinet lighting, integrated electric oven and halogen hob, extractor hood, tiled floor, double glazed rear window, sink and drainer, ceiling light, further doors to Hallway and utility.



Utility

6' 9" x 5' 2" (2.06m x 1.57m)

With a ceiling light, work surface with inset sink and cupboard below, plumbing for a washing machine, radiator, tiled floor, Baxi 600 boiler, double glazed window and rear door, door into;

W.C

With a ceiling light, hand wash basin, W.C, tiled floor and double glazed side window.

Stairs rise from the Hallway to a first floor;

Landing

With a ceiling light, coving, loft access hatch, double glazed side window, airing cupboard, doors into;



Bedroom 1

12' 7"min x 11' 3"min (3.84m x 3.43m)

With a double glazed front window, ceiling light, coving, T.V point, built-in wardrobe with sliding doors, door into;

En-Suite

With a ceiling light, pedestal wash basin, W.C, glazed shower cubicle, tiled splash backs, radiator, and a double glazed front window.

Bedroom 2

10' 7" x 9' 9" (3.23m x 2.97m)

With a ceiling light, coving, radiator and a double glazed rear window.

Bedroom 3

7'11 – 7'2

With a ceiling light, coving, radiator and a double glazed rear window.

Bathroom

6' 3" x 6' 3" max(1.91m x 1.91m)

With tiled walls, ceiling light, coving, pedestal wash basin, W.C, panel bath, radiator and a double glazed side window.

Outside

To the rear is a pleasant garden with lawn, patio, stocked borders, shed, patio and gated side access.

To the fore is a tarmac driveway, plus gravelled garden area, gated side access and access to the garage.

Garage

17' 9" x 7' 10" (5.41m x 2.39m)

With an up and over front door, power points and ceiling light.

Additional Information

Title

We are advised that the property is FREEHOLD. Prospective purchasers should satisfy themselves of the accuracy of this information.

Council Tax

Band 'D' - Cannock Chase Council.

N.B

The property form's part of an estate and as such requires Probate, which has now been granted.

Fixtures and fittings such as curtains, carpets, blinds etc. will be included and left in situ as seen.

Offers are invited for consideration.

Viewing is strictly by prior appointment via the agent.

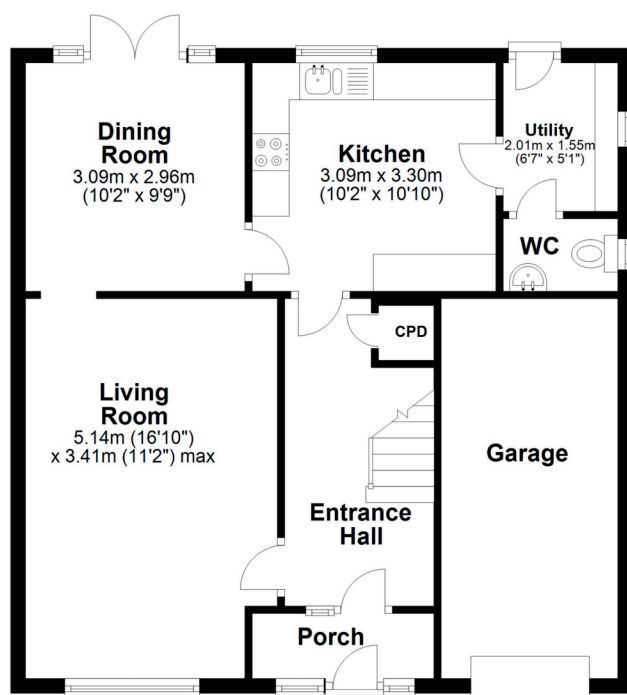
Location

From the East of Cannock, on the A460 Eastern Way, turn onto Hayes Way, right into Salisbury Drive, follow on and turn left into a cul-de-sac section and the property can be found on the left.

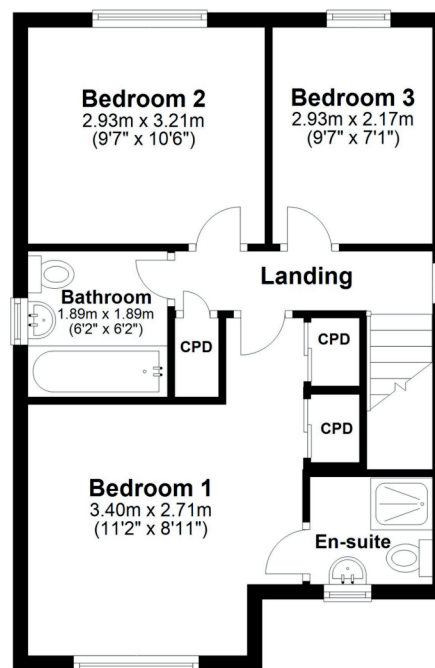
For SATNAV use the postcode WS12 3YW



Ground Floor



First Floor



These drawings are for illustrative purposes only, may not be to scale, and should not be wholly relied upon.
Plan produced using PlanUp.

47 Salsbury Drive, Heath Hayes, Cannock

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly of travelling some distance.



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