



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

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£475,000

OIRO - NO CHAIN

Fabulous opportunity to secure a wonderful family home in the sought after Hayfield Hill location. 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 property itself is in need of modernisation, but is on a fabulous plot with an abundance of potential to expand (subject to planning permission). Boasting a wonderful block paved in-and-out driveway, a double garage, three good sized bedrooms, bathroom, two good sized reception rooms, conservatory, fitted kitchen, separate utility and W.C., and splendid gardens with far-reaching views. an early viewing is considered essential to fully appreciate the opportunity this property offers.



UPVC DOUBLE GLAZED ENTRANCE PORCH

approached via a UPVC double glazed entrance door and having tiled flooring, courtesy wall light and a wooden opaque glazed entrance door with opaque glazed side panels opens to:

RECEPTION HALL

having wood effect flooring, stairs to first floor, wall light point, smoke detector, radiator and wooden doors with glazed insert open to:

LOUNGE

4.00m x 3.40m (13' 1" x 11' 2") having focal point feature fireplace with stone mantel and recess housing a gas cast-iron real flame log effect fire with flue above, UPVC double glazed bow window to front, ceiling light point, two wall light points, radiator and opening through to:

DINING ROOM

3.20m x 3.00m (10' 6" x 9' 10") having wood effect flooring, ceiling light point, radiator, wooden double doors open to the conservatory and an internal door to:

KITCHEN

3.20m x 3.00m (10' 6" x 9' 10") having tiled flooring, solid wood kitchen units comprising base units with pre-formed roll top work surface above, matching wall mounted units, inset sink and drainer with mixer tap, dual fuel Rangemaster cooker with five burner hob and overhead extractor, integrated undercounter fridge, wall mounted display cabinets, two ceiling light points, fitted central breakfast table with cupboard unit below, UPVC double glazed window overlooking the garden and radiator.

UTILITY ROOM

3.80m x 1.80m (12' 6" x 5' 11") having tiled flooring, solid wood base units with wooden work surface above, tiled splashback, space and plumbing for washing machine and dishwasher, inset Belfast sink with mono mixer tap, wall mounted boiler, UPVC double glazed window to rear, UPVC



double glazed door out to the rear patio, ceiling light point, radiator, door to garage and further door to guests cloakroom.

GUESTS CLOAKROOM

having a continuation of the tiled flooring from the utility room, ceiling light point, UPVC double glazed window to rear, radiator and low level W.C. with hidden cistern.

UPVC DOUBLE GLAZED CONSERVATORY

2.90m x 2.00m (9' 6" x 6' 7") with solid roof and having wood effect flooring, two wall light points and UPVC double glazed door out to the rear patio.

FIRST FLOOR LANDING

having wood effect flooring, large UPVC double glazed window to side, wall light point, and loft access hatch with pulldown ladders leading to the partially boarded loft with light. Doors lead off to further accommodation.

BEDROOM ONE

3.20m min x 3.20m min (10' 6" min x 10' 6" min) having ceiling light point, two wall light points, radiator, UPVC double glazed window to rear, airing cupboard and door to the Jack and Jill shower room.



BEDROOM TWO

3.60m x 3.40m (11' 10" x 11' 2") having two wall light points, ceiling light point, radiator, fitted wardrobes to one wall and UPVC double glazed window to front.

BEDROOM THREE

2.40m x 2.30m (7' 10" x 7' 7") having wall light point, radiator and UPVC double glazed window to front.

DOUBLE GARAGE

4.8m x 5m (15' 9" x 16' 5") approached via two up and over entrance doors, light and power, two radiators, central wall and door to utility room.

OUTSIDE

The property is set well back from the road behind a substantial block paved in-and-out driveway suitable for multiple cars and leads to the double garage and front entrance. There is a semi-circular foregarden with rockery, mature shrubs and bedding plants, lovely holly bush screening from the road, bedding plant areas to each side and a wrought-iron gate leads to the side access which is approximately five metres wide. A paved pathway leads to a raised shaped paved patio to the rear and there is a lovely mature garden having



various pathways, some slanting to allow for the incline of the land, feature pond with rockery area, several bedding plant areas, mature shrubs and trees, fenced and hedged boundaries and hardstanding for a greenhouse.

COUNCIL TAX
Band E.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas 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.

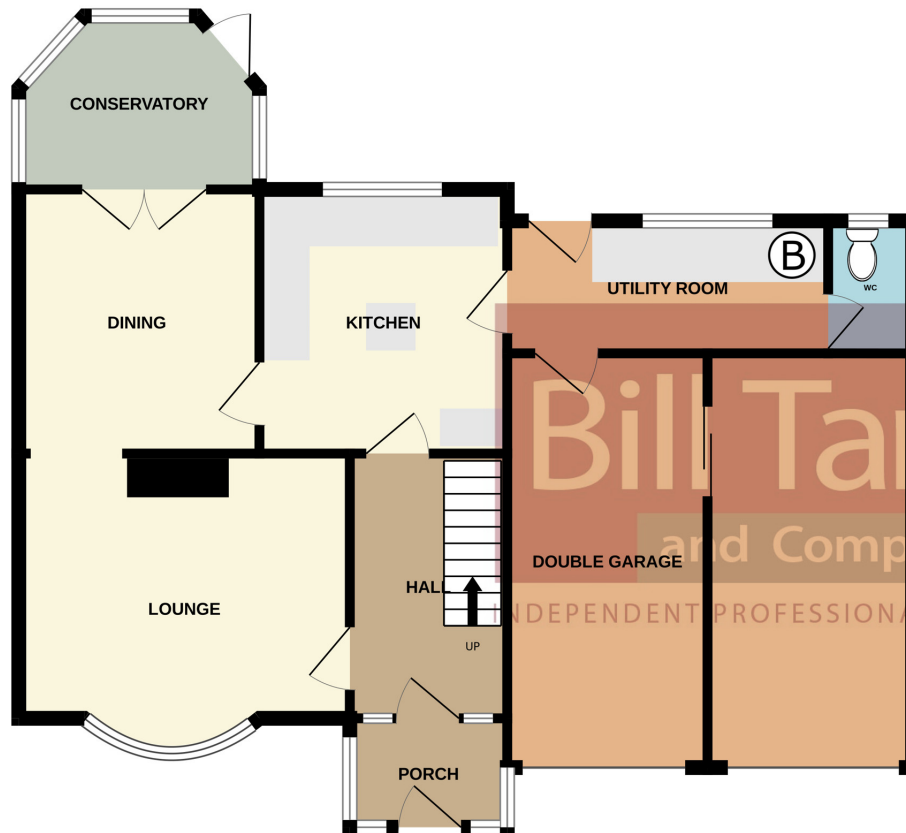
VIEWING

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

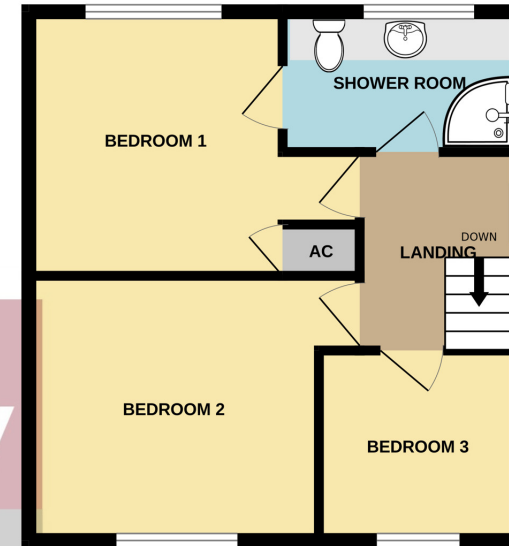


Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1254 sq.ft. (116.5 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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