



Keable Homes Ltd
Sales & Lettings



Hollyoak Way

Cannock, Staffordshire, WS11 1DF

Asking Price Of £245,000

Property Features

- 3 Double Bedrooms
- Fully fitted modern kitchen/diner
- Family Bathroom
- En-suite
- Guest WC
- Separate fully fitted utility
- Three storey
- Study/Playroom
- Gas Central Heating
- Secure, gated development
- Show room standard

Full Description

Keable Homes are proud to offer this show room standard, three bedroom three storey town house situated on the edge of Cannock Town Centre, near to Cannock train station and with its own gated entrance. The property comprises entrance hallway, study, utility, guest WC, kitchen/diner to the ground floor with a first-floor lounge and a bedroom. On the second floor are two further bedrooms, one with an en-suite and a family bathroom. To the rear is an enclosed garden. The property also benefits from being within close proximity to all major commuter links and falls within the catchment area of several excellent schools.

Early viewing is highly recommended.

Entrance Hall

Approached from the well-lit front canopy porch via an obscure glass composite door and having a light point, radiator, stairs off to the first floor, laminate flooring and white wooden doors off to a WC, Study and Utility room.

Guest Cloakroom

Having a uPVC window, toilet, corner handwash basin with tiled splashback, radiator and a laminate floor.

Study / Play Room / Guest Room (1.95m x 2.35m)

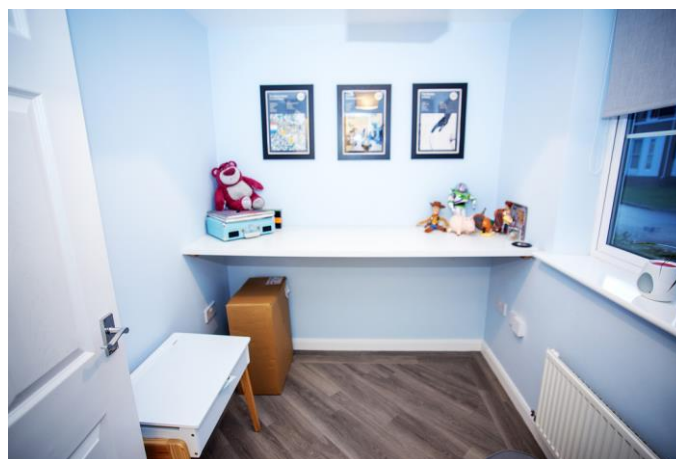
Having a light point, power point and shelving, with uPVC window.

Utility Room (1.63m x 2.35m)

Having cream wall and base units with a work surface, tiled splashback areas surrounding the stainless steel sink, laminate flooring, plumbing for a washing machine/tumble dryer and a radiator, this Utility is a perfect space to keep laundry separated from the kitchen.

Kitchen (3.03m x 4.72m)

Being located on the ground floor, the stunning kitchen has a uPVC double-glazed window with fitted blind and French Doors affording access out to the rear garden. It has unique turquoise gloss finish wall, base and larder units with a new built-in oven, integrated ceramic hob, granite effect work surfaces and tiled upstands, an inset stainless-steel sink, chrome multi-directional downlight fitting and finished with a laminate floor. The dining area has painted walls, an aerial point, radiator and a chrome light fitting and provides adequate space for a large table and chairs and fridge freezer.



First Floor Landing

Approached from the hallway via the turned staircase with spindle banister and having a light point, radiator and doors off to the first floor lounge and bedroom.

Lounge (3.98m x 4.75m)

Featuring a modern, patterned glass wall partition, this 'L' shaped lounge area has coving to the ceiling, light points, chrome light fittings, grey carpeted flooring, a papered feature wall, two radiators, aerial socket, uPVC double glazed window and uPVC double glazed French doors, affording access to the Juliette balcony with views to the rear of the property. This room provides adequate space for two separate seating areas.



Bedroom One (2.89m x 4.72m)

Having two uPVC double glazed windows with blinds to the front elevation, light point, radiator and built-in 4 door beech effect wardrobe the bedroom is carpeted has adequate space for a large bed, dressing table and has plenty of storage.



Second Floor Landing

Approached via the turned staircase from the first-floor landing with spindle banister and having a storage/airing cupboard, light point, radiator, stairs to the 3rd floor suite and white wooden doors off to the family bathroom and the two second floor bedrooms.

Bedroom Two (3.33m x 2.56m)

Having a uPVC window looking out to the rear of the property, a radiator, light point, built-in wardrobes and grey carpeting.



Family Bathroom (2.43m x 2.00m)

Having a uPVC obscure glass window with blind, half tiled in white with neutral wall colours comprising a WC, pedestal wash basin, panelled bath, radiator and laminate flooring.



Bedroom Three 2.70m x 2.60m

Having uPVC double glazed window with blinds looking out to the front elevation of the property, carpeted with built-in double wardrobe, storage space and a radiator, giving access to the en-suite shower room.

En-Suite (1.80m x 2.00m)

Having half tiled walls and carpeted flooring with an obscure glass uPVC double glazed window to the rear elevation, chrome fittings, a WC with washbasin and a shower cubicle with mains feed shower.



Front of Property

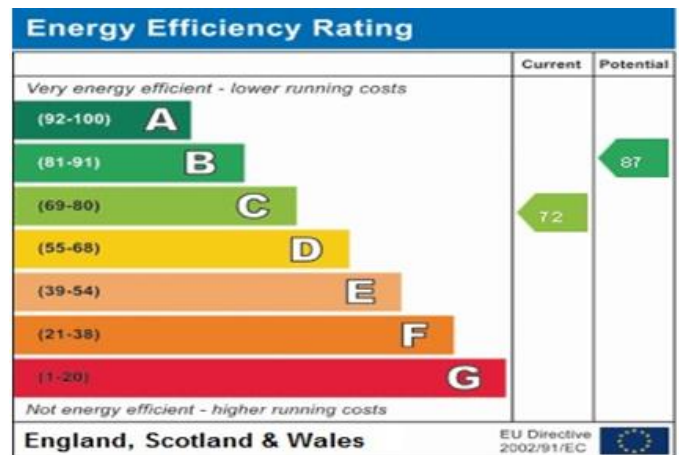
The canopy entrance porch is approached via a pathway and has a turfed lawn area with pebbled borders surrounding the property.

Rear Garden

Being fully enclosed by fencing and having a slabbed seating area with an area laid to artificial lawn with established shrub beds, with gated access to the rear of the property.



Total area: approx. 96.7 sq. metres (1040.9 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements