



CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS

1 EXETER ROAD, CANNOCK, STAFFS, WS11 1QE

£299,000





Offered with no onward chain Chariot Estates are delighted to bring to the market this well appointed and presented two bedroom detached new build bungalow. Briefly comprising of an entrance hallway, spacious lounge, contemporary kitchen, two bedrooms, bathroom, new carpet/flooring throughout, rear garden and a block paved frontage. With three Phase electric facility. Electric Combi boiler heating and hot water, all electric no gas.

Located in a desirable area to Cannock the property is within easy reach to Cannock Town Centre as well as the designer outlet and has useful road links to the A5 and the M6.

Set off away from the road there is a good sized block paved frontage that runs through the side giving access to the rear with entrance via a double glazed door into:

ENTRANCE HALLWAY:

Having a radiator, access to the roof and doors to all of the rooms.

SPACIOUS LOUNGE:

5.11m x 3.35m Having two radiators, arch to the kitchen and double glazed patio doors that open out to the rear garden.

CONTEMPORARY KITCHEN:

3.91m x 3.11m Having a range of wall mounted and base units, work surfaces, stainless steel 1 ½ bowl sink and drainer with mixer taps over, integrated oven and



hob with an extractor over, space for a fridge/freezer and washing machine, radiator, splash back tiling, double glazed window to the rear and a double glazed door to the rear.

BEDROOM ONE:

4.56m to bay x 3.33m Having a radiator and a double glazed bay window to fore.

BEDROOM TWO:

3.13m x 2.58m Having a radiator and a double glazed window to fore.

BATHROOM:

Having a panelled bath with a shower over, glass shower screen, chrome heated towel rail, pedestal wash hand basin, low level flush W.C, extractor fan and wall tiling.

REAR GARDEN:

Having a block paved patio, tap, neatly laid lawn and fence paneling.

We endeavour to make our details as accurate as possible and hold no liability for any mis-guidance which may occur.

COUNCIL TAX BAND: C

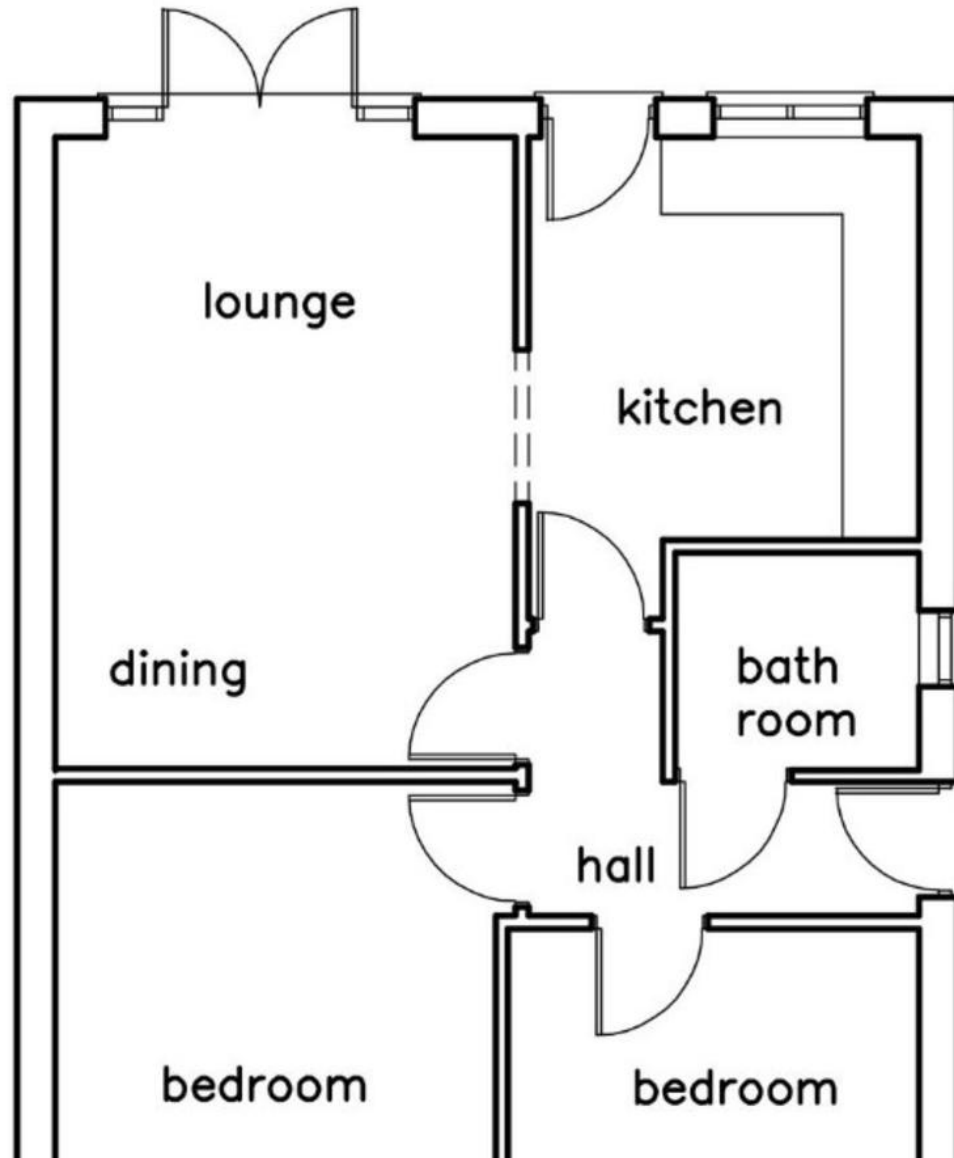
VIEWING:

Strictly via Chariot Estates on 01543 68 68 77

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WEBSITE: www.chariotestates.co.uk





| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | | |