

Pye Green Road

Cannock, WS11 5RW

John 
German





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Offers Over £285,000

A traditional and well presented detached family home occupying a delightful corner plot with a landscaped rear garden.



This attractive three bedroom detached family home offers a wealth of character and charm throughout, occupying a generous sized corner plot on Pye Green Road in Cannock. The town of Cannock is home to the newly opened McArthur Glen Designer Outlet Village boasting a selection of designer and high street shops along with a superb choice of restaurants. Nearby Cannock Chase is an area of outstanding natural beauty, offers a haven for local wildlife and also providing a great space for those looking to walk, explore or cycle. For commuters, there are train stations in both Hednesford and Cannock, and road links via the A460, A5 and M6 Toll road. For local schooling this detached family home falls into the catchment area of Moorhill Primary School and for secondary education its Staffordshire University Academy.

Internally the property comprises of entrance porch opening into the welcoming hallway with wooden flooring, a useful understairs storage cupboard and stairs rising to the first floor landing.

The warm and inviting living room has a beautiful fireplace fitted with a multi-fuel log burning stove, uPVC double glazed window to the side aspect, oak flooring and a uPVC double glazed bay window to front aspect.

The second generously sized reception room is currently used as a dining room and has a uPVC double glazed bay window to the side aspect, oak flooring, feature fireplace and French doors leading out to the rear garden.

The kitchen is fitted with a modern range of matching white gloss wall and base units with undercabinet lighting, inset bowl sink and drainer with mono tap over, range style cooker with extractor hood above, integrated dishwasher, wine cooler. There are speakers to the ceiling, vertical feature radiator and window to rear aspect. An opening leads into the utility area with a further range of units, fridge and freezer plus an outer door.

On the first floor landing is an airing cupboard and access to the loft space. The generously proportioned master bedroom has a large uPVC double glazed window to the front aspect plus a smaller window to the side aspect. Bedroom two is an additional double bedroom with windows to the rear and side aspect while bedroom three acts as a great single room or even a home office.

The family bathroom has a free standing bath with chrome side tap, separate shower cubicle, wash hand basin, low level WC, feature tiled wall, vinyl flooring, spotlights to the ceiling, obscured upvc double glazed window to the rear aspect and a small window to the side elevation.

Outside to the front of the property is a large gravel driveway allowing for off-road parking for up to six vehicles and gated side access leading to the rear garden. To the side of the property is space to extend the property further or even build a garage (subject to obtaining the relevant planning permissions).

To the rear of the property is a fully enclosed landscaped garden which features a patio and decking area ideal for entertaining family and friends, lawned garden, two sheds, a variety of plants, trees, and shrubs along with a covered veranda with a sitting area and space for a hot tub.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

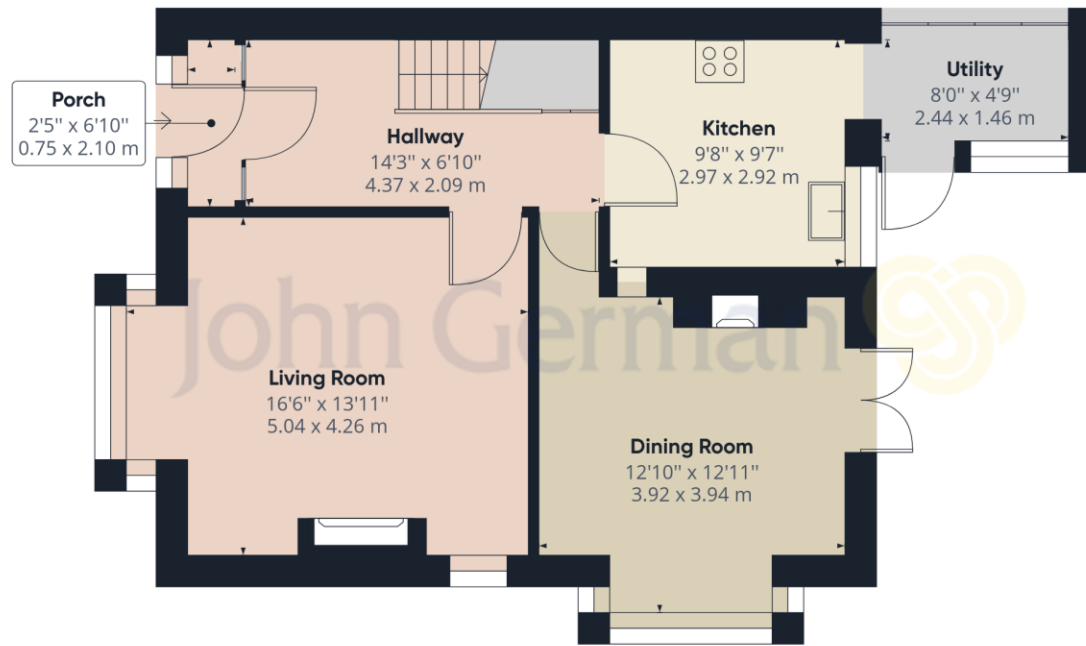
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/19102023

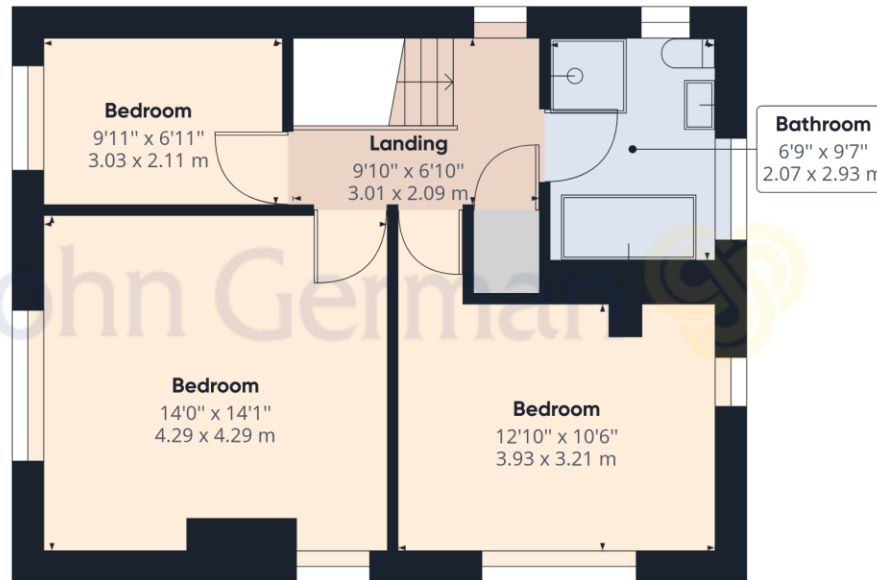
Local Authority/Tax Band: Cannock Chase / Tax Band C







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1188.24 ft²

110.39 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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