





Offers Over £375,000

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34 Attingham Drive

Heath Hayes

Staffs

WS11 7YB

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EPC Rating '72'

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Chariot Estates are delighted to bring to the market this spacious, well presented and extended four bedroom detached family home. Briefly comprising of an entrance hallway, lounge, dining room, converted garage/study/snug, kitchen, utility, conservatory, guest W.C, four bedrooms, bathroom, en-suite to the master, rear garden, off road parking and a hot tub/bar room.

Situated within Heath Hayes, Staffordshire the property is within easy reach to the facilities offered within Heath Hayes and Cannock Town Centre as well as useful road links to the A5 and M6.

Set off away from the road there is an ornamental wall that opens out to a good sized driveway which provides ample parking with access via a double glazed entrance door into:

**ENTRANCE HALLWAY:**





Having stairs up to the first floor accommodation, door to the lounge and a door to:

#### **STUDY/SNUG:**

3.44m x 2.45m

Previously the garage having laminate flooring, double glazed window to fore, radiator, power and storage units.

#### **LOUNGE:**

5.05m x 3.68m

Having a double glazed bay window to fore, tiled flooring, media wall feature, radiator and an opening to:

#### **DINING ROOM:**

3.08m 2.74m

Having double glazed patio doors that open out to the conservatory, radiator, tiled flooring and a door to:

#### **KITCHEN:**

3.14m x 2.56m

Having a range of wall mounted and base units, roll top work surfaces, stainless steel 1 ½ bowl sink and drainer with mixer taps over, integrated dishwasher, integrated oven and inset for a microwave, laminate flooring, electric hob with an extractor over, double glazed window to the rear and an opening to:

#### **UTILITY:**

1.81m x 1.80m

Having space and plumbing for a washing machine and dryer, laminate flooring, double glazed door to the rear



and a door to:

#### **GUEST W.C:**

Having a low level flush W.C, wash hand basin set into a vanity unit, radiator, tiled flooring and a double glazed window to the side.

#### **CONSERVATORY:**

5.14m x 3.51m

Being of part brick construction having laminate flooring, radiator, ceiling fan light, power, TV aerial, double glazed windows to the rear and side and double glazed doors that open out to the rear garden.

#### **LANDING:**

Having roof access, airing cupboard and doors to:

#### **MASTER BEDROOM:**

5.31m x 2.48m

Having laminate flooring, radiator, double glazed window to fore, door to dressing room/bedroom four and a door to:

#### **EN-SUITE:**

Having a shower cubicle, low level flush W.C, pedestal wash hand basin, radiator, double glazed window to the side, laminate flooring and inset ceiling lights.

#### **BEDROOM TWO:**

4.34m x 2.76m

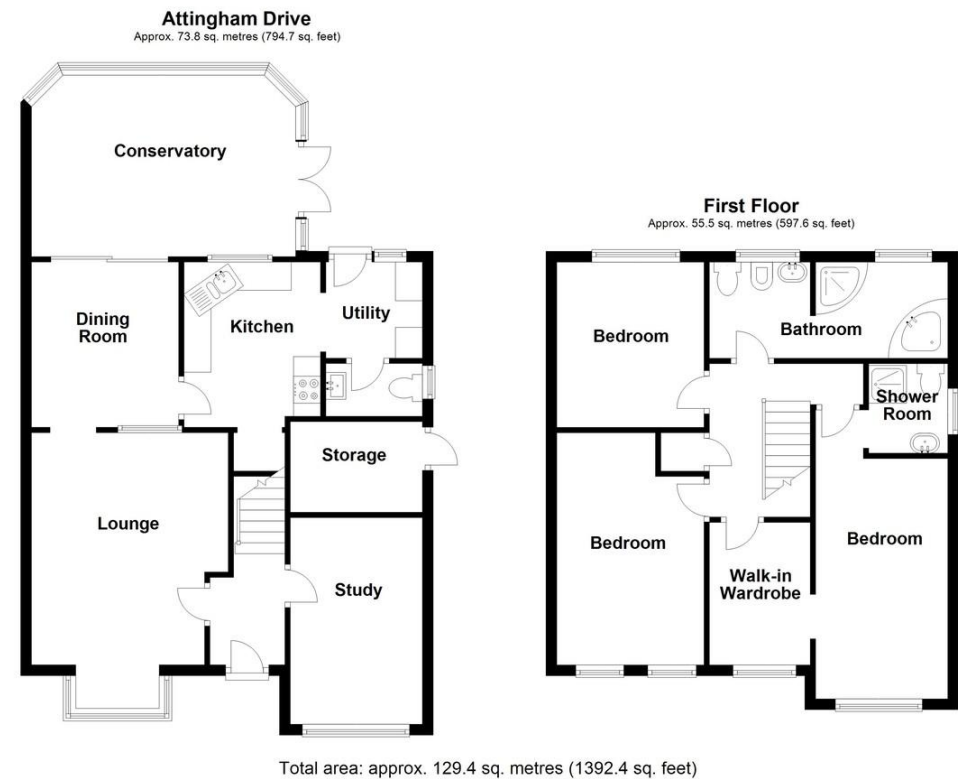
Having a radiator, two double glazed windows to fore and inset ceiling lights.

#### **BEDROOM THREE:**

Tenure: Freehold

Council Tax Band D

Local Authority: Cannock Chase District Council



**Burntwood**

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**Contact Us**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements