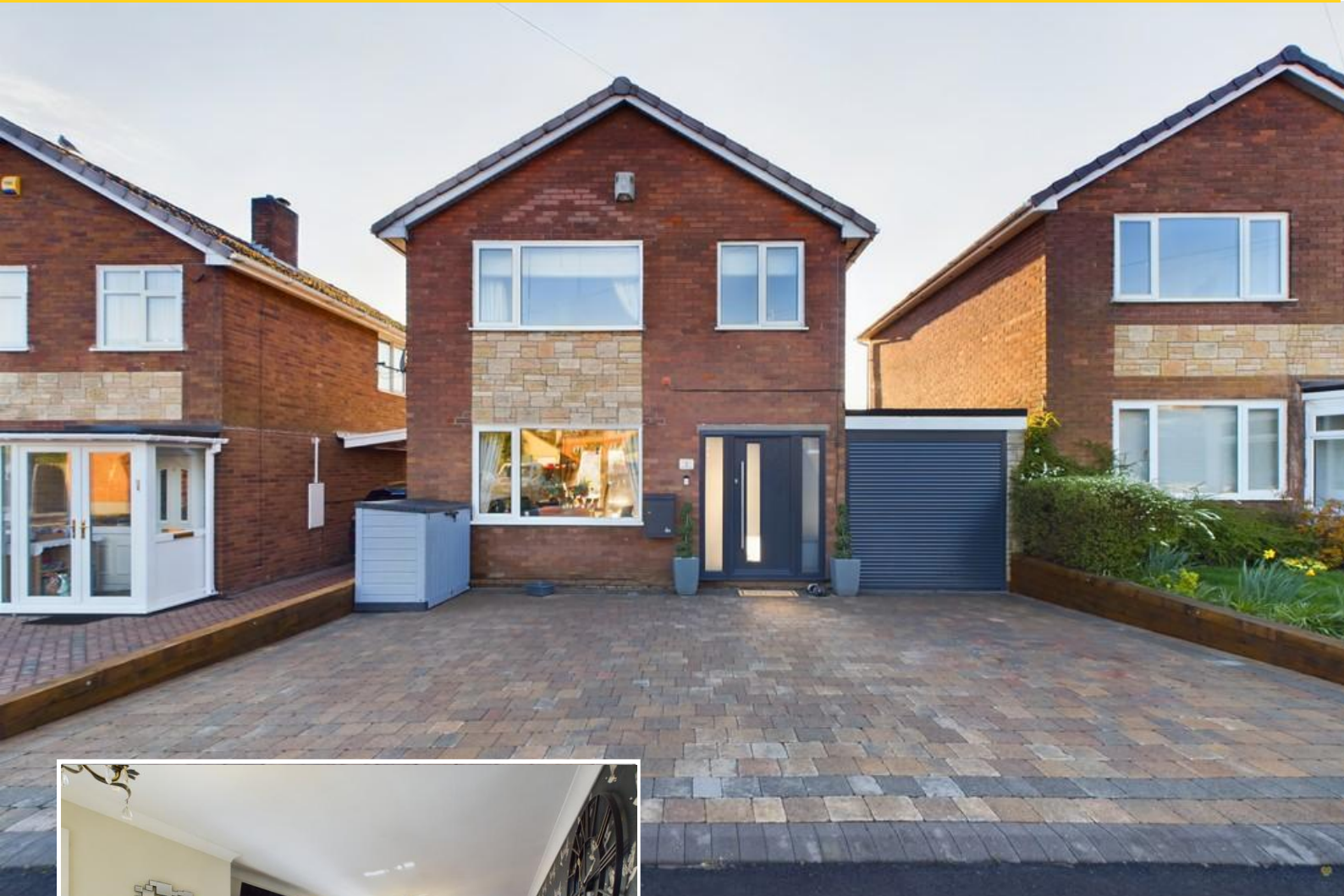


# Pear Tree Close

Huntington, Cannock, WS12 4PF



A beautifully appointed detached family home situated in a quiet cul-de-sac with open countryside views.

£325,000



John German

This attractive three bedroom detached family home sits proudly in Pear Tree Close, a quiet cul-de-sac located in Huntington. The nearby neighbouring town of Cannock is home to McArthur Glen Designer Outlet Village boasting a range of high end designer shops & Restaurants. The Nearby Cannock Chase, an area of outstanding natural beauty, is only a short drive away, offering a great place 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 families a choice of good local schools is essential, this property falls in the catchment area of Littleton Green Community School, located just over a ten minutes' walk away, and from secondary school its Cannock Chase High School a Specialist Science School.

This exceptional family house boasts a quiet cul-de-sac location with stunning views to the rear over surrounding countryside, the property has been beautifully presented and vastly improved by the current owners over the last year or so and this property would make a great purchase for either first-time-buyers or families. Internally the property has a newly fitted composite entrance door opening into the spacious entrance hall with laminate wooden effect flooring, carpeted stairs rising to the first floor landing and doors off into the lounge/diner and kitchen. The spacious lounge/diner has laminate wooden effect flooring flowing throughout, a beautiful multi-fuel stove perfect for those cosy winter nights, upvc double glazed window to the front aspect, two ceiling light points, door leading into the kitchen and UPVC double glazed French doors leading out to the rear garden. The kitchen is fitted with an extensive range of matching modern gloss wall and base units with built in double oven with separate hob and extractor hood over, inset sink, tiled flooring, spotlights to the ceiling, UPVC double glazed window to the rear aspect and a door leading into the utility room. What was previously a double tandem garage has been cleverly converted by the current owners to now offer a spacious utility room with space and plumbing for a washing machine, tumble dryer and American style fridge/freezer. There is a light tiled flooring, spotlights to the ceiling and a modern fully fitted shower room with low level WC, wash hand basin, heated towel rail and shower cubicle with rainfall shower. They have also retained the original garage space to the front of the room a great place for

storage of a vehicle or bikes with an electric roller garage door opening out onto the driveway. To the first floor there are three bedrooms, two of which are generous sized doubles both of which benefit from fitted wardrobes, and the smaller third bedroom acts as an ideal study or home office. The modern family bathroom offers a bath with rainfall shower over, low level W/C, wash hand basin, classic towel rail, spotlights to the ceiling, illuminated bathroom mirror and obscured upvc double glazed window to the rear aspect.

Externally to the front of the property there is a block paved driveway providing off road parking for up to three vehicles with access to the garage via electric roller door. To the rear of the property is a stunning garden with a large paved patio seating area, lawned area, and a decked seating area overlooking the beautiful views of surrounding countryside and stairs down to a storage shed.

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

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains

**Water supply:** Mains **Sewerage:** Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** South Staffordshire Council / Tax Band C

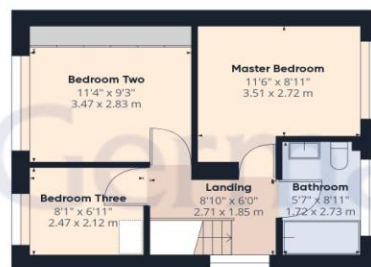
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA29032024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



Ground Floor



Floor 1

John German

Approximate total area<sup>®</sup>

1026.38 ft<sup>2</sup>  
95.35 m<sup>2</sup>

Reduced headroom

2.78 ft<sup>2</sup>  
0.26 m<sup>2</sup>

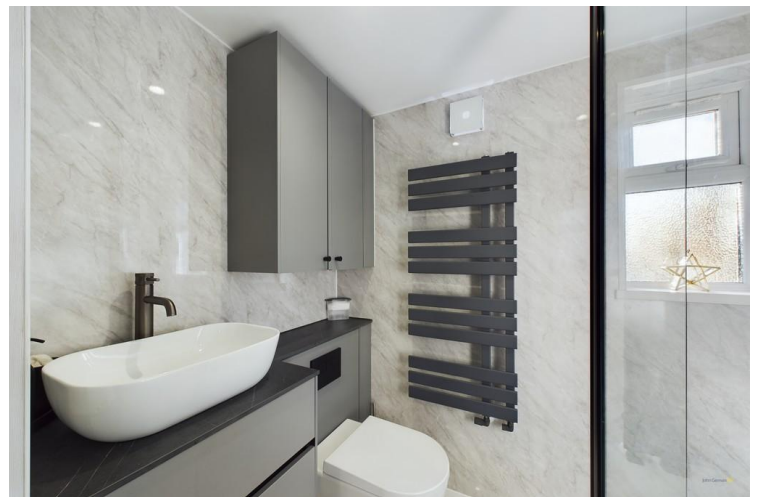
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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**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.

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