



CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS

268 LONGFORD ROAD, CANNOCK, STAFFORDSHIRE, WS11 1NE

£310,000





Chariot Estates are pleased to market this stunning, traditional three bedroom semi-detached property. Located within easy reach to Cannock Town Centre as well as useful road links with the M6 and the A5 the property briefly comprises of a welcoming hallway, open plan lounge/diner, fitted kitchen, utility, guest W.C, three bedrooms, family bathroom, garage, great sized rear garden and ample off road parking.

Set well away from the road there is a gravel driveway which provides ample parking for several cars, access into the garage with entrance via a composite door into:

WELCOMING HALLWAY:

Having karndean flooring, contemporary radiator, inset ceiling lights, stairs to the first floor accommodation and a door to:

OPEN PLAN LOUNGE/ DINNIG ROOM:

6.51m x 4.89m

LOUNGE:

Having a feature fire place with a wood burner fitted, karndean

flooring, contemporary radiator, bi folding doors that open out to the rear garden, inset ceiling lights and an opening to:

DINING ROOM:

Having a radiator, double glazed window to fore, inset ceiling lights and karndean flooring.



FITTED KITCHEN:

2.81m x 2.68m Having wall mounted and base units, work surfaces, inset one and half sink and drainer with a mixer tap over, integrated oven and hob with an extractor over, integrated dishwasher, useful pantry, tiled flooring, contemporary radiator, double glazed window to the rear and a door to:

UTILITY:

Having space for a free standing fridge/freezer, space for a washing machine, door into the garage, door into the guest W.C and a door that opens out to the rear garden.

GUEST W.C:

Having a W.C, wash hand basin set into a vanity, heated towel rail, tiled floor and walls and a double glazed window to the rear.

LANDING:

Having a double glazed window to the side, access to the loft and doors into:

BEDROOM ONE:

3.59m x 3.45m Having two double fitted wardrobes, panelling, radiator and a double glazed window to fore.

BEDROOM TWO:

3.48m x 2.78m Having a radiator and a double glazed window to the rear.

BEDROOM THREE:

2.61m x 2.21m Having a radiator, useful storage cupboard and a double glazed window to fore,



BATHROOM:

Being of a white suite comprising of a panelled bath with a mains shower over, glass shower screen, W.C, wash hand basin, tiled walls and floor, inset lighting, extractor fan, radiator and a double glazed window to the rear.

GREAT SIZED REAR GARDEN:

Being beautifully designed and of a great sized with a patio, steps up to a neatly laid lawn with raised planted borders, further rear patio, outside tap, shed





Ground Floor



1st Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	