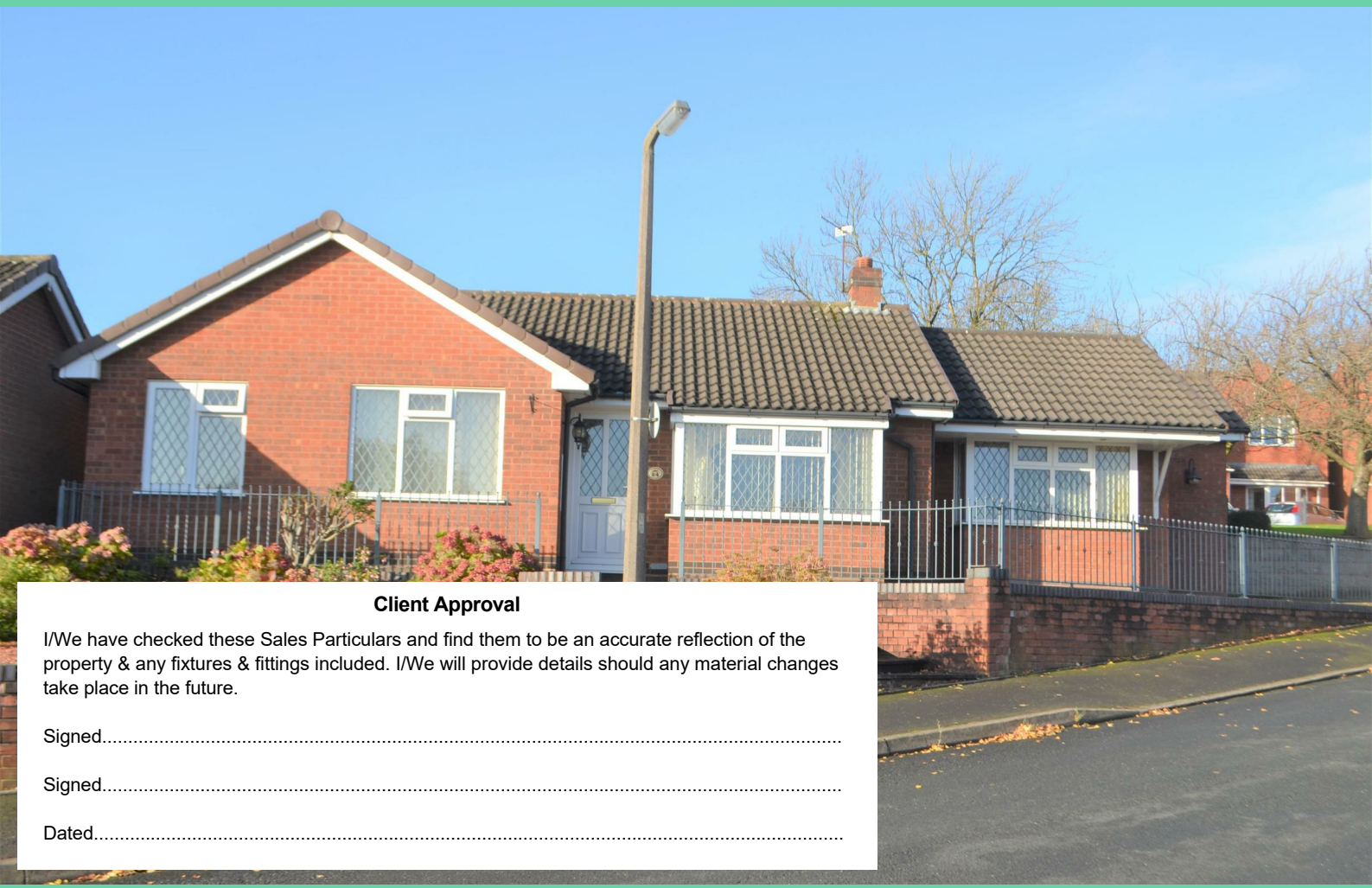




**flint & co**

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**Client Approval**

I/We have checked these Sales Particulars and find them to be an accurate reflection of the property & any fixtures & fittings included. I/We will provide details should any material changes take place in the future.

Signed.....

Signed.....

Dated.....

**24 Stoney Croft, Cannock, Staffordshire, WS11 6XU**  
**Offers in excess of £265,000**

A very well proportioned and well presented two bedroom detached bungalow ideally located in Cannock Town Centre within easy reach to shops, amenities and public transport routes. The property occupies a generous sweeping corner position with front, rear and side gardens making great potential for extension if required (subject to the relevant planning permission). In brief the accommodation comprises of Entrance porch, entrance hallway, lounge, separate dining room ( potentially could be used as a 3rd bedroom) kitchen, two double bedrooms, shower room, gardens, driveway, garage and additional workshop.

\*\*\*\*\*PROPERTY MUST BE VIEWED TO APPRECIATE ACCOMMODATION, POSITION AND LOCATION\*\*\*\*\*



### Entrance porch

Approached via a double glazed door with a ceiling light point and door to entrance hallway.

### Entrance hallway

Having a ceiling light point, power points, radiator, loft access and doors to:

### Lounge

21'3" (into bay) x 10'11" (6.48m" (into bay) x 3.33m")

Having two ceiling light points, power points, two radiators, power points, feature wooden fireplace tiled inset and hearth housing an electric fire a double glazed bow window to the front and patio doors to the rear garden.



### Dining room

13'8" x 11'5" (4.17m" x 3.48m")

Having a ceiling light point, power points and a double glazed bay window to the front.



### Kitchen

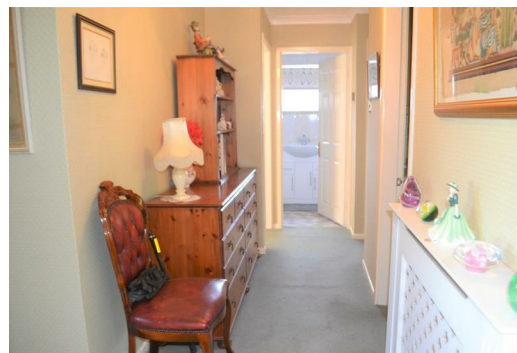
12'11" max 8'10" min x 9'9" (3.94m" max 2.69m" min x 2.97m")

Having a range of wall mounted and base units with roll top work surfaces over incorporating an acrylic sink and drainer, there is plumbing for a washing machine, space for a cooker, partial wall tiling, two ceiling light points, power points, radiator a double glazed window and door to the rear.

### Master bedroom

14'7" x 8' (excluding wardrobes) (4.45m" x 2.44m (excluding wardrobes))

Having a ceiling light point, power points, radiator, fitted wardrobes and two double glazed windows to the front.



### Bedroom two

10'1" x 9'9" (3.07m" x 2.97m")

Having a ceiling light point, power points, radiator, fitted wardrobes and a double glazed window to the rear.

### Shower room

A suite comprises of low level WC, vanity wash hand basin, shower enclosed in a cubicle, ceiling light point, tiled walls, and a double glazed obscured window to the side.

### Outside

To the front of the property there are steps up to entrance, a block paved driveway, gravelled area with shrub display and lawn. The rear garden is low maintenance block paved patio, further raised patio seating area with decking and the entrance for garage and workshop.



### Garage

20' x 8'4" (6.10m x 2.54m")

Having a steel up and over door, lighting and power.

### Workshop

15' x 8'8" (4.57m x 2.64m")

Having wall mounted cupboards for storage.



### Council tax band: D Tenure:

Agents note: Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested.

All dimension are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

