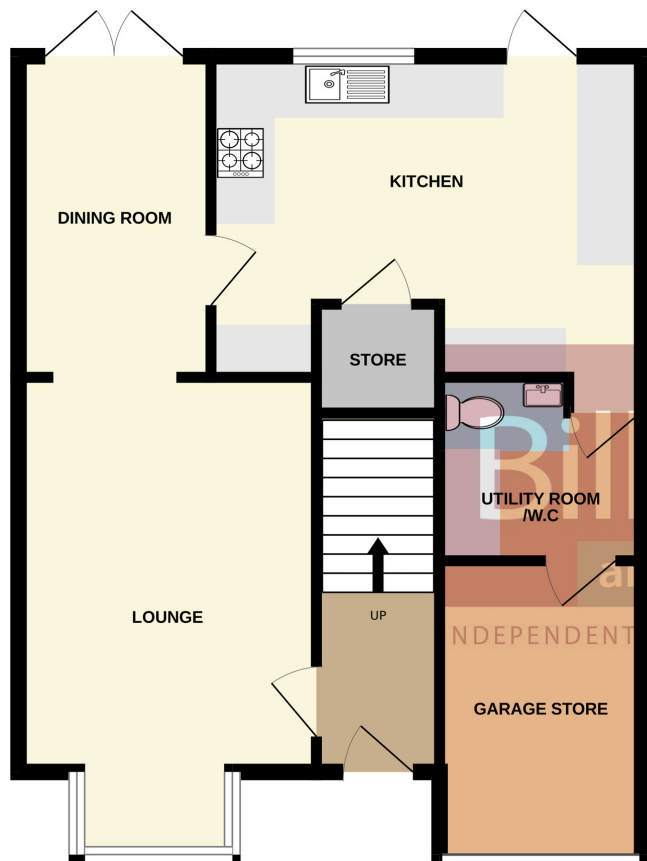
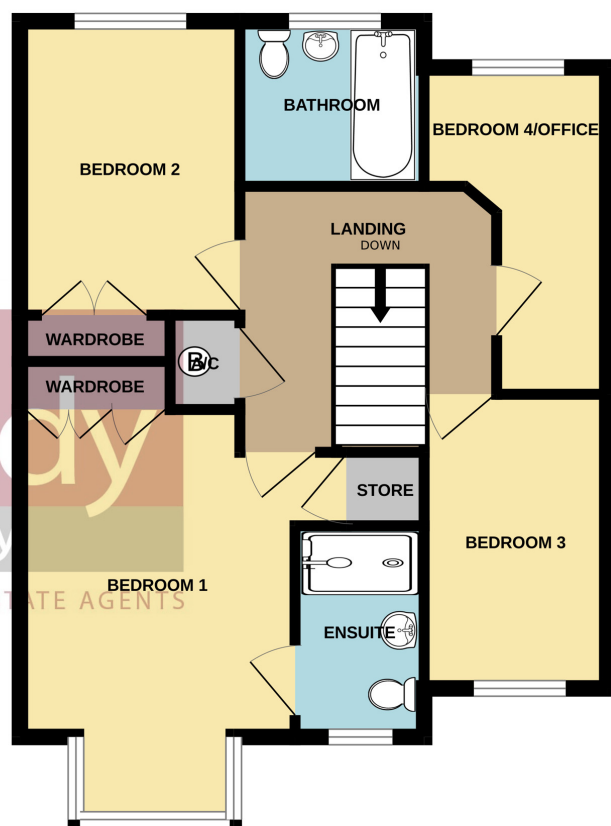


DRAFT

GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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5 Chetwynd Park, Hazelslade,
Cannock, Staffordshire, WS12 0NZ

£325,000 Freehold

Bill Tandy and Company, Burntwood, are delighted to be offering to the market this fabulously presented and extended four bedroom family home, occupying a popular residential cul-de-sac location with an abundance of countryside walks available nearby, whilst still having excellent access to local schools and amenities. The property itself is beautifully presented by the current owners having parking for multiple vehicles and garage store, and an enclosed rear garden. The accommodation briefly comprises reception hall, lounge, dining room, contemporary kitchen, separate utility/W.C., four good sized first floor bedrooms, the master having an en suite shower room, and a principal family bathroom. An early viewing of this property is considered essential to fully appreciate the quality of accommodation on offer.



CANOPY STORM PORCH
having a composite UPVC opaque double glazed front entrance door opening to:

RECEPTION HALL
having solid wood flooring, stairs to first floor, ceiling light point and radiator with decorative cover.

LOUNGE
5.20m max into walk-in bay x 3.40m (17' 1" max into bay x 11' 2") having focal point feature fireplace with raised tiled hearth and inset electric log burner, lovely walk-in UPVC double glazed bay window to front, ceiling light point, radiator and opening through to:

DINING ROOM
3.50m x 2.00m (11' 6" x 6' 7") having solid wood flooring, ceiling light point, radiator with decorative cover and UPVC double glazed French doors opening out to the rear garden.

CONTEMPORARY FITTED KITCHEN
4.70m x 3.30m (15' 5" x 10' 10") having a range of modern Shaker style units comprising base cupboards and drawers with complementary marble effect work surface above and matching kickstands, matching wall cupboards, four burner gas hob with overhead extractor, stainless steel sink and drainer with mixer tap, integrated dishwasher and integrated wine fridge, eye-level double oven and grill with built-in microwave, recessed downlights, modern vertical radiator, wood effect flooring, UPVC double glazed door leading out to the garden and UPVC double glazed window to same, under stairs cupboard and door to:

UTILITY/W.C.
2.00m x 2.00m (6' 7" x 6' 7") having a continuation of the wood effect flooring, marble effect work surface, space and plumbing for washing machine and tumble dryer, low level W.C., wall mounted wash hand basin with tiled splashback, ceiling light point, decorative panelled wall, extractor fan and door to garage store.

FIRST FLOOR LANDING
having airing cupboard having shelving and housing the combination boiler and two loft access hatches both with pulldown ladders leading to boarded loft with light. Doors lead off to further accommodation.



BEDROOM ONE
3.50m min x 3.00m min (11' 6" min x 9' 10" min) having UPVC double glazed walk-in bay window to front with hidden storage below, fitted wardrobes, ceiling light points and door to:

EN SUITE SHOWER ROOM
2.20m x 1.30m (7' 3" x 4' 3") having contemporary wood effect flooring, contemporary half height wood panelling, white suite comprising low level W.C., pedestal wash hand basin and double shower with glazed sliding door entrance and mains plumbed shower, recessed downlights, extractor, UPVC opaque double glazed window to front and heated towel rail.

BEDROOM TWO
3.20m min x 2.40m (10' 6" min x 7' 10") having UPVC double glazed window to rear, ceiling light point, radiator and built-in wardrobes.

BEDROOM THREE
3.20m x 2.10m (10' 6" x 6' 11") having UPVC double glazed window to front, ceiling light point and radiator.

BEDROOM FOUR
3.20m max (1.20m min) x 2.00m max (1.20m min) (10' 6" max x 6' 7" max) having UPVC double glazed window to rear, ceiling light point and radiator.



FAMILY BATHROOM
2.00m x 1.80m (6' 7" x 5' 11") having solid wood flooring, suite comprising vanity unit incorporating W.C. with hidden cistern and wash hand basin with high gloss storage cupboard below and panelled bath with mains plumbed shower over and glazed splash screen, recessed downlights, extractor fan, comprehensive ceramic wall tiling and UPVC opaque double glazed window to rear.

OUTSIDE
To the front is a large tarmac driveway with tasteful block paved edging , suitable for three vehicles and leading to the house and garage. To the rear of the property is a fence enclosed garden having patio area, lawn, mature bedding plant borders, decked seating area and hardstanding for good sized shed.

GARAGE STORE
3.20m x 2.00m (10' 6" x 6' 7") approached via an electric roller entrance door and having light, power and shelving.

COUNCIL TAX
Band C.

FURTHER INFORMATION/SUPPLIES
Mains drainage, water, electricity and gas connected. Telephone connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For



ANTI-MONEY LAUNDERING AND ID CHECKS
Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed, and once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.

TENURE
Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



VIEWING
By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.