HUNTERS®

HERE TO GET *you* THERE



Huntington Terrace Road

Cannock, WS11 5HX

Offers In The Region Of £290,000

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Council Tax: C





- FREEHOLD DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN WITH OVEN & HOB
- FAMILY BATHROOM, GROUND FLOOR WET ROOM
- LARGE BRICK PAVED DRIVE TO FRONT, GARAGE
- NO UPWARD CHAIN
- LOUNGE WITH FEATURE FIREPLACE
- DOUBLE GLZED CONSERVATORY, UTILITY
- DOUBLE GLAZING, GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN





Hunters Burntwood are pleased to Offer For Sale this extended freehold detached house, which is available with No Upward Chain. Situated on Huntington Terrace Road in Cannock, the property benefits from easy access to Cannock town centre as well as more local amenities.

The property has the benefit of sealed unit double glazing, gas radiator central heating and in brief the accommodation comprises: porch, hall, kitchen with oven & hob, spacious lounge, double glazed conservatory, utility room, ground floor wet room, landing, three bedrooms and family bathroom with separate shower cubicle. Outside the property has a large brick paved drive providing ample off road parking, a garage and good size enclosed rear garden.

PORCH
having a sealed unit double glazed front entrance door with sealed unit double glazed side windows.

HALL
having a glazed entrance door, radiator, understairs storage cupboard with shelving and stairway to the first floor.

LOUNGE
18'4" x 11'5" (5.59m x 3.48m)
having a period style fireplace with a Living Flame gas fire, marble hearth and back, 2 wall light points, TV point, 2 double panel radiators, sealed unit double glazed rear windows and sealed unit double glazed French doors to the :-

CONSERVATORY
13'1" x 9'3" (3.99m x 2.82m)
with sealed unit double glazed windows to side & rear, sealed unit double glazed French doors to the rear garden and light & power points.

UTILITY
7'7" x 6'4" (2.31m x 1.93m)
fitted with base, drawer and wall mounted units, work surface incorporating a stainless steel sink top, space & plumbing for an automatic washing machine,, tiled splashbacks and sealed unit double glazed rear window,

WETROOM
fitted with a shower unit, low flush W.C., handbasin, full ceramic tiling, radiator, extractor fan, and sealed unit double glazed side window.

KITCHEN
14'8" x 6'9" (4.47m x 2.06m)
fitted with matching base, drawer and wall mounted units, work surface incorporating a stainless steel sink top, Zanussi 4 ring halogen hob, space for a fridge, Indesit electric double oven, radiator, ceramic tiled splashbacks, ceramic tiled floor, storage cupboard with shelving, extractor fan, sealed unit double glazed windows to side & rear and sealed unit double glazed side door.

LANDING
double flight stairs lead to the landing which has the airing cupboard containing the Valliant central heating boiler, & shelving, radiator, and ceiling hatch to the partly boarded roof space.

BEDROOM 1
12'7" x 11'0" (3.84m x 3.35m)
having a sealed unit double glazed front window, fitted bedroom furniture incorporating double & single wardrobes, dressing table, bedside cabinets, radiator, 2 wall light points, TV point and sealed unit double glazed front window.

BEDROOM 2
11'4" x 11'2" (3.45m x 3.4m)
having a sealed unit double glazed rear window, radiator, wall light point built in wardrobes

BEDROOM 3
11'4" x 6'9" (3.45m x 2.06m)
with a sealed unit double glazed rear window and radiator.

BATHROOM
fitted with a white suite incorporating a panel bath, shower cubicle with Triton T80 electric shower, hand basin with cupboard beneath, low flush W.C., full ceramic tiling, radiator and 2 sealed unit double glazed side windows.

GARAGE
13'10" x 7'9" (4.22m x 2.36m)
with up & over entrance door, light & power points, understairs storage recess

OUTSIDE
to the front, the property is set back from the road and has a large brick paved drive providing ample off road parking and giving access to the garage and front entrance. A gate gives access to the side of the property and leads past the side kitchen door to the rear garden, which is enclosed by fencing and has a paved patio area, path leading past a lawn to a further patio area & sheds to the rear









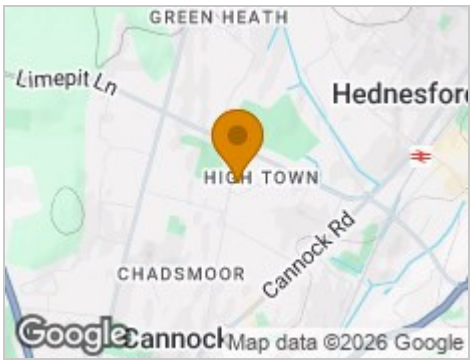
Road Map



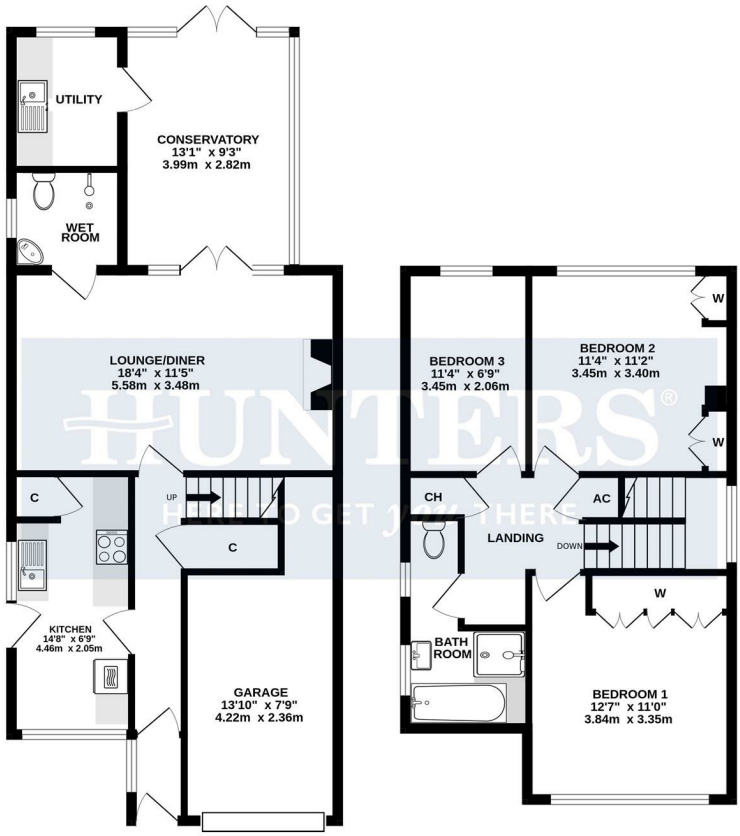
Hybrid Map



Terrain Map



Floor Plan



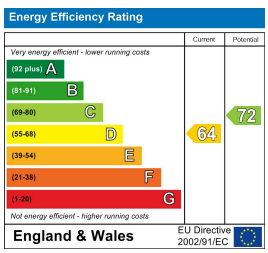
TOTAL FLOOR AREA : 1252 sq.ft. (116.3 sq.m.) approx.

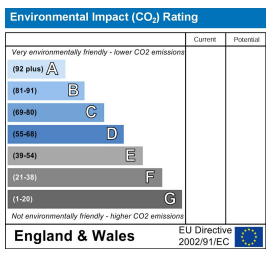
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

1 Bridge Cross Road, Burntwood, WS7 2BU
Tel: 01543 677776 Email: burntwood@hunters.com https://www.hunters.com