



## Cannock

Alder Way  
Cannock Staffordshire

£250,000

***Being named after a variety of tree couldn't be more apt for the location of this superbly appointed and well presented and improved detached bungalow.*** Nestled on the door step of an area of outstanding natural beauty known as Cannock chase with views over Hednesford Hills and access to an array of amenities, this opportunity is sure to be popular. This superb bungalow has two bedrooms, a refitted shower room, further refitted contemporary kitchen with built in appliances, generous living room and an inviting entrance hall. Externally is complimented by the well manicured rear private garden and an ample driveway which leads to the detached garage.

- Well Appointed & Improved Bungalow
- Detached With Two Bedrooms
- Refitted Kitchen & Refitted Shower Room
- Near The Chase (AONB)
- Detached Garage & Driveway
- Well Manicured Private Garden

**Arrange a viewing...**

01785 715555

hellopenkridge@dourishandday.co.uk

**Dourish & Day**  
4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

Company reg: 10556155  
VAT No: 261 6721 09



## Canopy Porch

Located at the side of the bungalow, there is a double glazed door leading to:

## Entrance Hall

An inviting entrance hall having laminate floor, coving and radiator.

## Lounge 18' 11" x 11' 5" (5.76m x 3.47m)

Having a decorative fire surround with inset electric fire, radiator and double glazed feature bow window to the front elevation.

## Refitted Kitchen 8' 11" x 8' 4" (2.73m x 2.55m)

A stunning refitted kitchen in a contemporary style having a range of matching units extending to base and eye level with fitted work surfaces with an inset one and a half bowl sink unit with chrome mixer tap. Built-in oven and hob with a stainless steel cooker hood over. Range of integrated appliances including washing machine, fridge and freezer. Under cupboard lighting, tiled floor, double glazed window to the rear elevation and double glazed door to the side elevation.



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## **Bedroom One** 11' 11" x 8' 11" (3.64m x 2.72m)

A delightful, pleasant and bright room having a range of fitted wardrobes, radiator and double glazed window to the rear elevation.

## **Bedroom Two** 8' 11" x 8' 6" (2.73m x 2.58m)

Having laminate floor, radiator and double glazed sliding patio doors leading to the well manicured garden.

## **Refitted Shower Room** 8' 7" x 4' 11" (2.61m x 1.49m)

A superb refitted shower room comprising of a double walk-in shower cubicle with chrome waterfall shower over and screen, vanity wash basin with chrome mixer tap and cupboard beneath and low level WC. Chrome towel radiator, part tiled walls, storage cupboard, access to loft space and two double glazed windows to the side elevation.

## **Outside - Front**

The bungalow has an attractive approach with an ample block paved drive which provides ample off road parking and leads to the garage. There is a low maintenance corner gravelled border and an access gate to the rear garden.

## **Garage** 16' 3" x 8' 10" (4.96m x 2.70m)

Having an up and over door and double glazed door to side.

## **Outside - Rear**

The well manicured and landscaped rear garden features a block paved patio seating area and pathway. The remainder of the garden is mainly laid to lawn with steps to a raised low maintenance border. There are a variety of beds with plants and shrubs and panel fencing encloses the garden.



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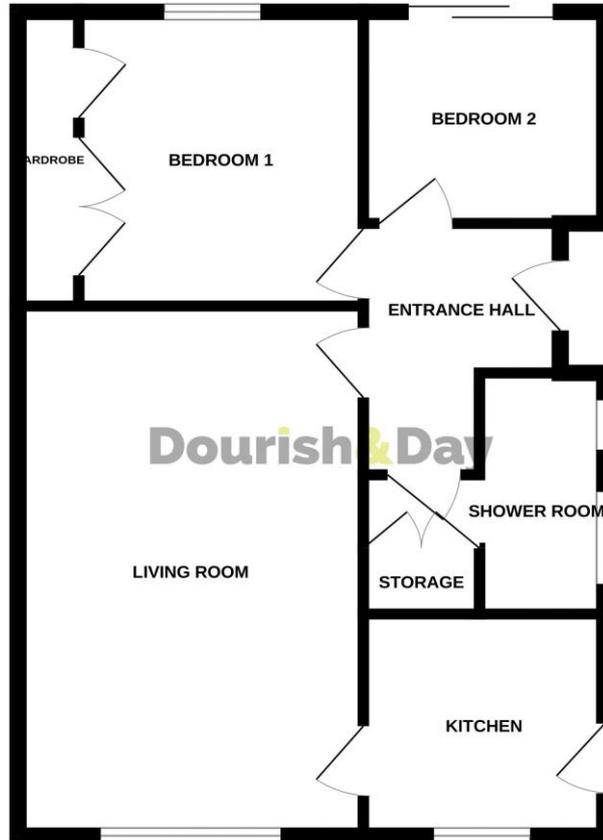
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## GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

England, Scotland & Wales

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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