





This substantial and beautifully presented three-bedroom traditional semi-detached home offers a perfect blend of character features and modern living, set in the highly sought-after village of Cannock Wood near Cannock Chase.

The property welcomes you with an impressive entrance hall featuring a striking double staircase, leading to a range of elegant and versatile ground floor living spaces. These include a stylish lounge with a feature log-burning fireplace, a flexible study or additional reception room, and a bright garden room with skylight and French doors opening onto the rear patio. The open-plan dining area flows seamlessly into a well-appointed kitchen fitted with quality units, integrated appliances, and ample workspace, alongside a practical utility room and cloakroom.

Upstairs, the spacious landing leads to three well-proportioned bedrooms. The principal bedroom benefits from a luxurious en suite with freestanding bath and countryside views, while the additional bedrooms enjoy attractive outlooks, including Juliet-style doors and dual-aspect windows. A high-specification family bathroom completes the first floor.

Externally, the property boasts a large driveway with parking for multiple vehicles to the front, while the rear garden features tiered decked patio areas, a lawn, and stunning open views across adjoining fields and equestrian land—ideal for outdoor entertaining and family living.

Overall, this is a charming and spacious home combining period character with contemporary comfort in a desirable semi-rural setting.



## Entrance Hall

A welcoming entrance hall featuring an impressive double staircase rising to the first-floor landing, complemented by a bespoke cast-iron radiator. Internal doors provide access to the principal ground floor accommodation.

## Lounge

A beautifully appointed reception room with a UPVC double glazed bay window to the front elevation. The room centres around a striking cast-iron log-burning fireplace with timber surround, tiled hearth and exposed brick inset, complemented by a bespoke cast-iron radiator.

## Sitting Room

A versatile additional reception room with UPVC double glazed window to the front elevation, featuring a charming Victorian-style log-burning fireplace with tiled hearth. Ideal for use as a sitting room, home office or playroom.

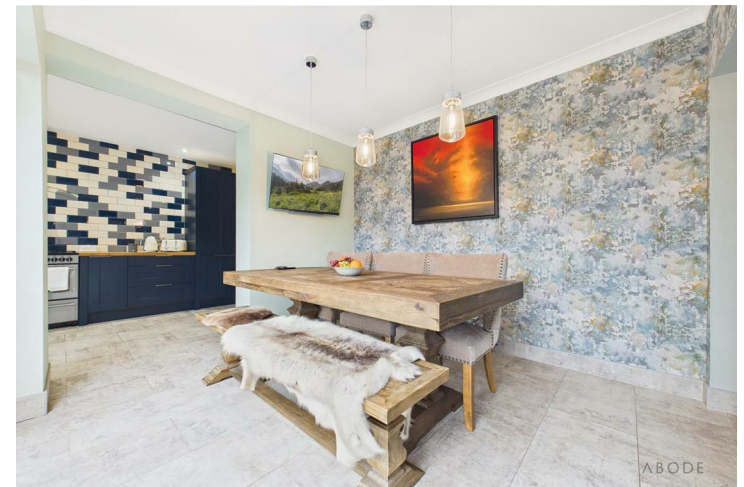
## Garden Room

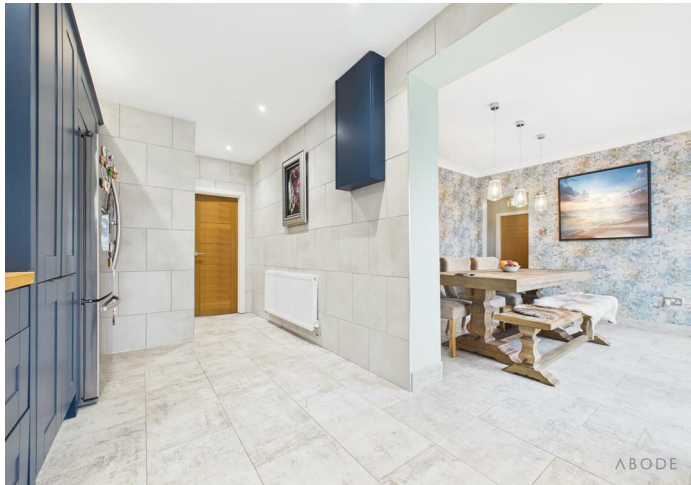
A superb light-filled garden room enjoying newly fitted PVC double glazed windows to the rear and side elevations, along with UPVC double glazed French doors opening onto the raised rear patio. Features include a central heating radiator, glazed lantern skylight and inset ceiling spotlights.



## Dining Area

Flowing seamlessly from the kitchen, the spacious dining area enjoys double glazed bi-fold doors opening onto the raised rear patio, offering enviable far-reaching views over the gardens and adjoining equestrian fields. Finished with complementary tiled flooring, central heating radiator, TV point, and open access through to the kitchen.







### Kitchen

Fitted with UPVC double glazed windows to the rear and side elevations, this stylish kitchen offers a range of matching base and eye-level units with wood block work surfaces. Integrated appliances include a seven-ring Range cooker with stainless steel extractor hood, Belfast sink with mixer tap, dishwasher, and space for an American-style fridge freezer. Further features include complementary wall and floor tiling, ceiling spotlights, central heating radiator, and doors leading to the utility and WC.

### Utility Room

With a UPVC double glazed window to the front elevation, the utility room offers complementary wall and floor tiling, heated towel radiator, plumbing for under-counter appliances, granite work surface, vanity wash hand basin with waterfall mixer tap, and ceiling spotlights.

### Cloakroom/W.C.

Fitted with a low-level WC, wash hand basin with mixer tap, complementary tiling to walls and floor, and inset ceiling spotlights.

### Landing

With UPVC double glazed window to the rear elevation, central heating radiator and ceiling spotlights, the landing provides access to the bedroom accommodation.

### Bedroom One

A generous principal bedroom featuring a UPVC double glazed bay window to the front elevation, central heating radiator and loft access. Internal door leading to:

### En-suite

A luxurious three-piece en suite comprising low-level WC, freestanding bath with mixer tap and shower attachment, floating wash hand basin with waterfall mixer tap, and complementary wall and floor tiling. A large rear-facing window enjoys beautiful views over the gardens and surrounding equestrian fields.

### Bedroom Two

A spacious double bedroom with UPVC double glazed window to the front elevation and UPVC double glazed French doors opening to a Juliet-style outlook with stunning far-reaching views across open green fields and equestrian aspects.

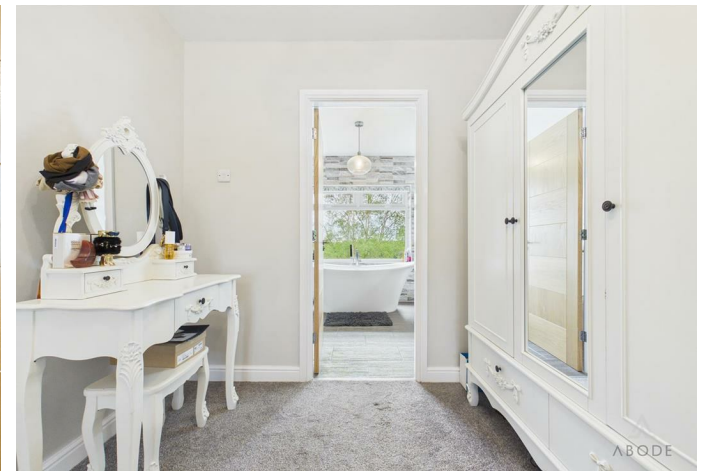
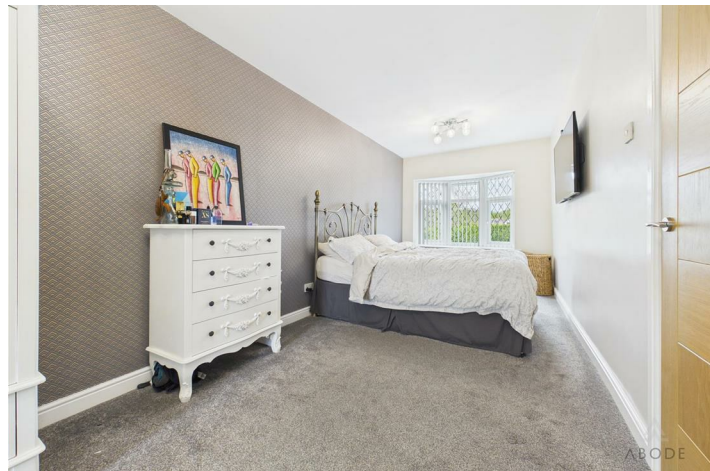
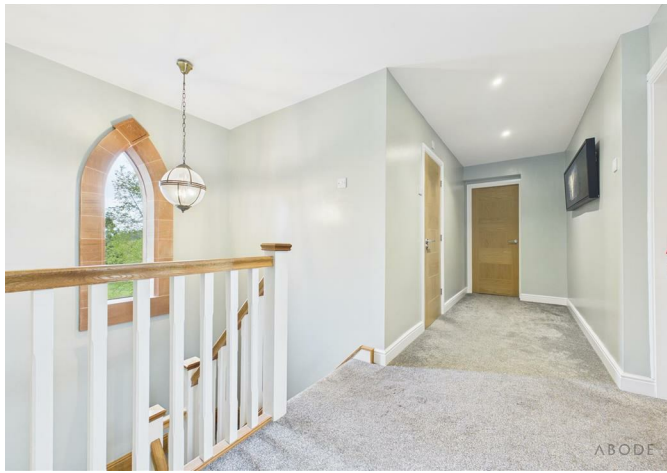
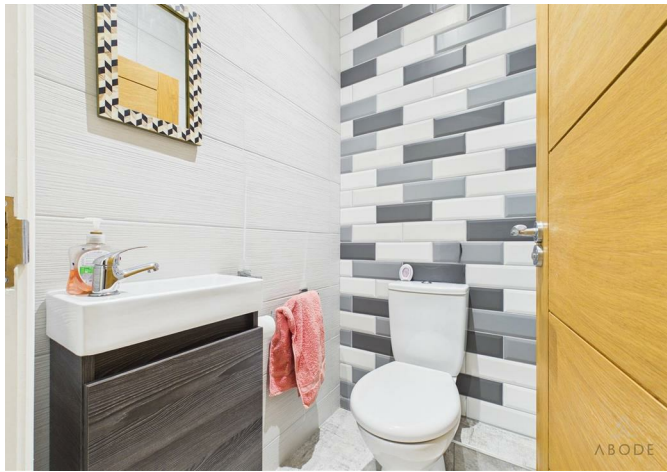
### Bedroom Three

Enjoying dual aspect views with UPVC double glazed windows to the front and side elevations, including a bay window, and benefiting from a central heating radiator.

### Bathroom

A luxury four-piece family bathroom featuring a freestanding roll-top bath with waterfall mixer tap, low-level WC, double walk-in shower with glass screen and waterfall shower, floating wash hand basin with waterfall mixer tap, complementary wall and floor tiling, heated towel radiator, rear-facing UPVC double glazed window with far-reaching rural views, inset ceiling spotlights and extractor fan.

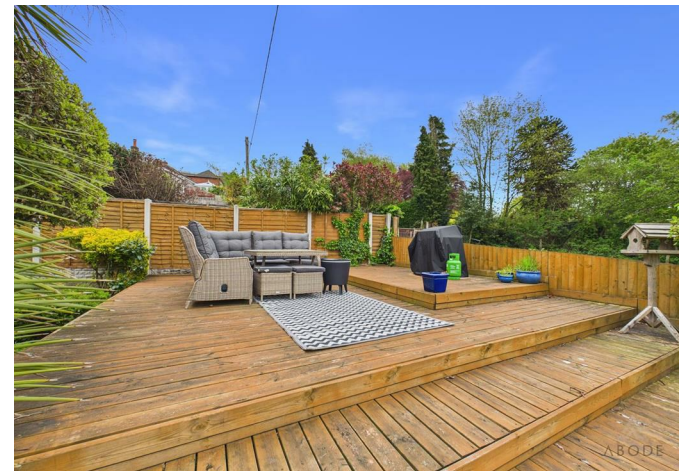








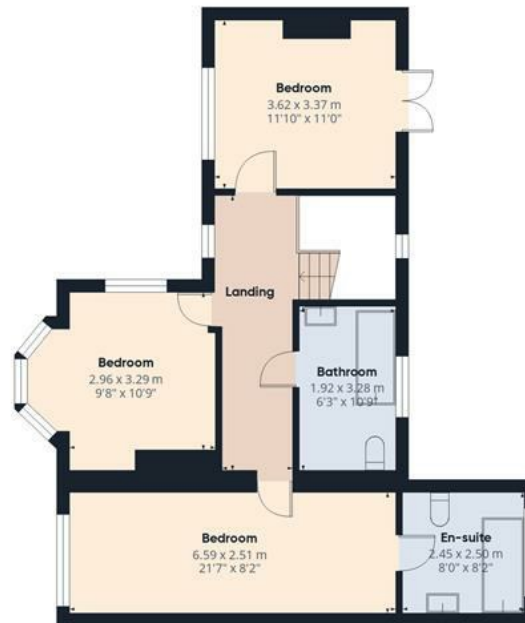








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

144.8 m<sup>2</sup>

1558 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>

10 ft<sup>2</sup>

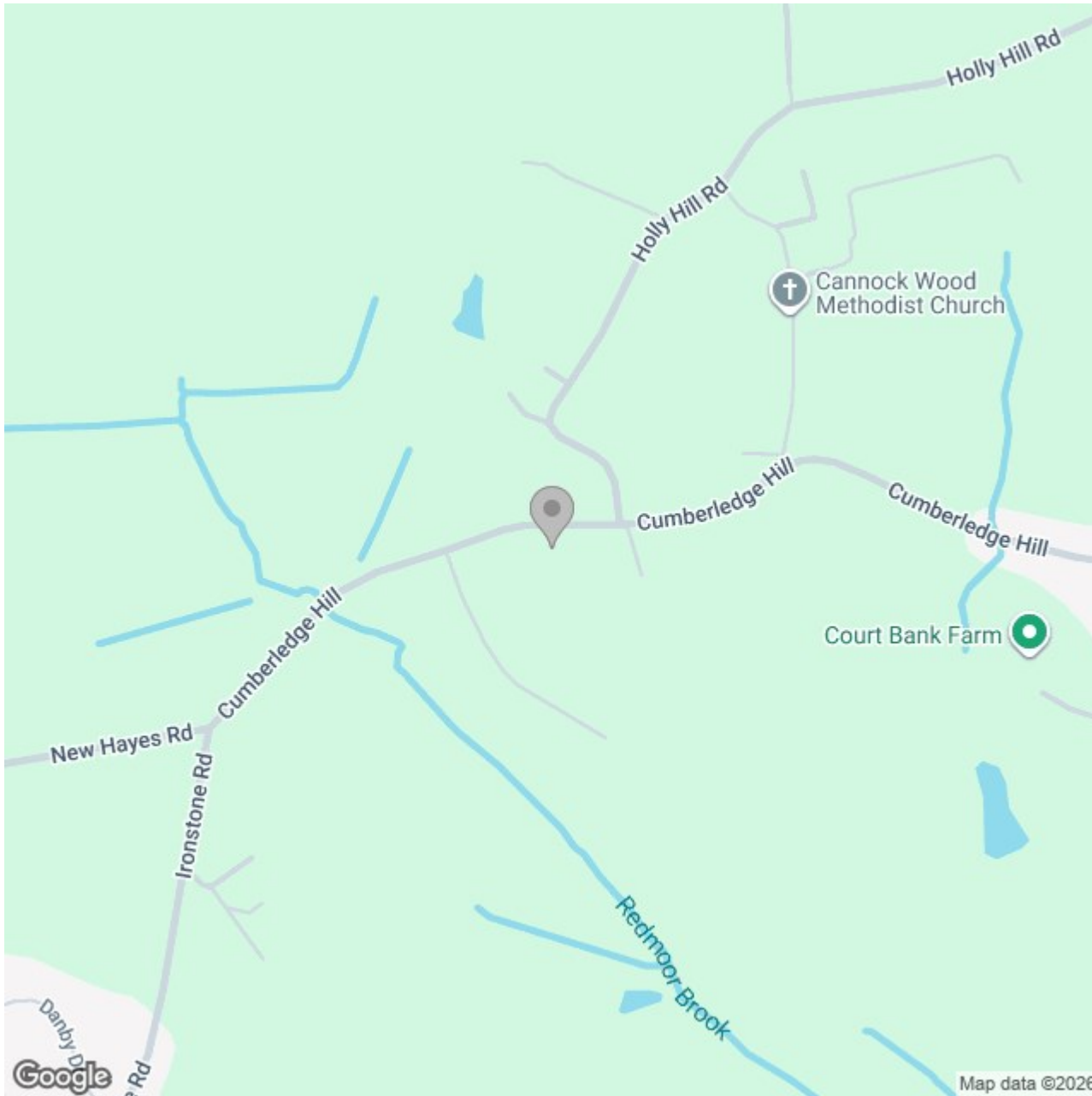
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	