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Telford 01952 701019	Walsall 01922 711444	Wednesbury 0121 506 7676	Wednesfield 01902 305044	Wolverhampton 01902 719880



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33 Market Place, Cannock, Staffordshire, WS11 1BS



Cranmer Close, Cheslyn Hay, WS6 7LT

Scan here to meet your local award winning Estate Agent



- Lounge & Dining Room
- Re-Fitted Kitchen
- Four Double Bedrooms
- Re-Fitted Family Bathroom
- Front & Rear Garden
- Study
- Utility Room
- Re-Fitted En-Suite
- Detached Double Garage
- Stamp Duty Paid (conditions apply)

Sold

Offers in excess of £310,000

Cranmer Close, Cheslyn Hay, WS6 7LT

*** STAMP DUTY PAID (conditions apply)***

A well presented and spacious four bedroom detached family home benefiting from gas central heating and double glazing. In brief the property comprises of: Porch, Reception Hallway, Guest Cloakroom, Lounge, Dining Room, Study, Refitted Kitchen, Utility Room, Four Double Bedrooms, Refitted En-Suite, Refitted Family Bathroom, Detached Double Garage, Front & Rear Garden and Off Road Parking for several Vehicles. NO CHAIN.

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Porch

Having a UPVC wood grain double glazed access door and side windows and UPVC wood grain double glazed front door to:

Reception Hall

Having a radiator, stairs to the first floor accommodation and a storage cupboard.

Guest Cloakroom 5'0 x 5'4 (1.52 x 1.63)

Having a white suite incorporating a low flush WC, wash hand basin, UPVC wood grain double glazed window and a radiator.

Lounge 11'10 x 18'1 (3.61 x 5.51)

Having UPVC wood grain double glazed window, marble feature fire surround having natural flame gas fire, two radiators, remote control dimmer switch and glazed double doors to:

Dining Room 9'10 x 12'7 (3.00 x 3.84)

Having a radiator, UPVC wood grain double glazed French windows and side windows to rear garden and remote control dimmer switch.

Study 8'9 x 14'5 (2.67 x 4.39)

Having UPVC wood grain double glazed bay window, radiator and telephone point.

Refitted Kitchen 11'8 x 8'6 to 10'11 (3.56 x 2.59

to 3.33) overall into UPVC double glazed bay window, incorporating: base units, laminate working surfaces, breakfast bar, wall cupboards, glazed display cabinets, wine rack, inset twin sinks with mixer taps, gas/electric Range, oven hood/extractor, integrated automatic dishwasher, fridge and freezer, ceramic tiled floor, electric cooker control unit, double radiator and door to:

Utility Room 5'4 x 6'3 (1.63 x 1.91)

Having a stainless steel sink with mixer taps, plumbing for washing machine, vent for tumble dryer, radiator, UPVC wood grain double glazed door and window to the rear, base unit, laminate working surface, wall cupboard, coved ceiling and 'Glow-worm' gas fired central heating unit.

On The First Floor

The property Misdescriptions act 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order. Buyers are advised to obtain verification from

Sold

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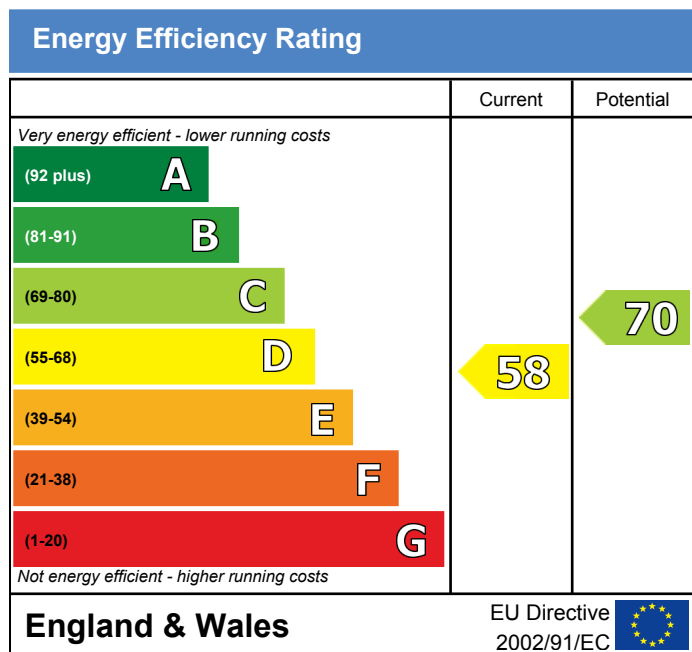
Energy Performance Certificate



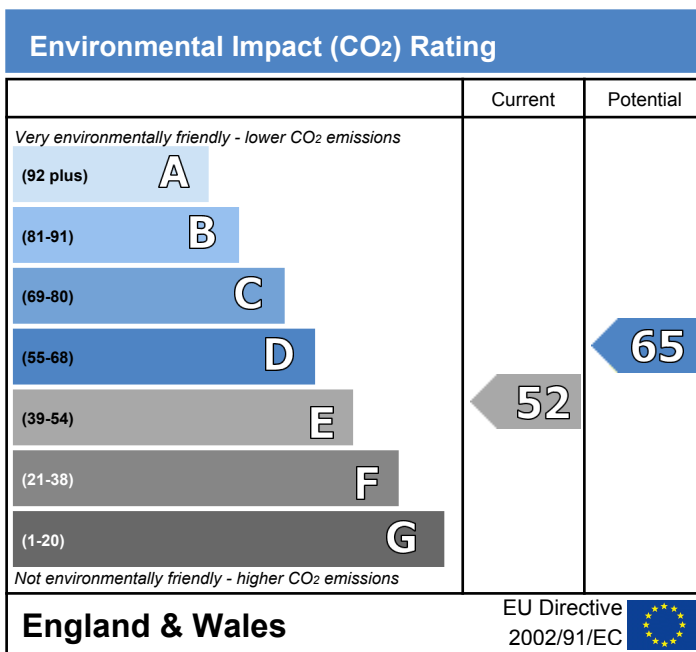
Cranmer Close,
Cheslyn Hay,
WALSALL,
WS6 7LT

Dwelling type: Detached house
Date of assessment: 27 August 2009
Date of certificate: 02 September 2009
Reference number:
Total floor area: 145 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	283 kWh/m ² per year	204 kWh/m ² per year
Carbon dioxide emissions	6.8 tonnes per year	4.9 tonnes per year
Lighting	£141 per year	£74 per year
Heating	£889 per year	£693 per year
Hot water	£198 per year	£143 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings's energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk/myhome**

Certification mark