

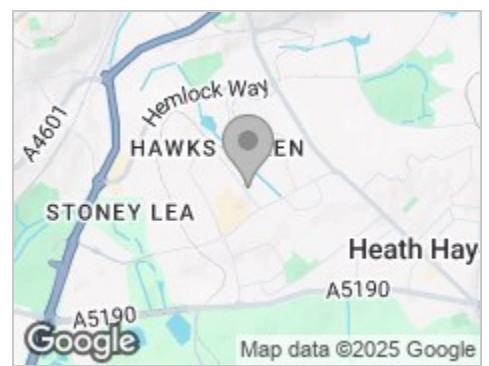
## Road Map



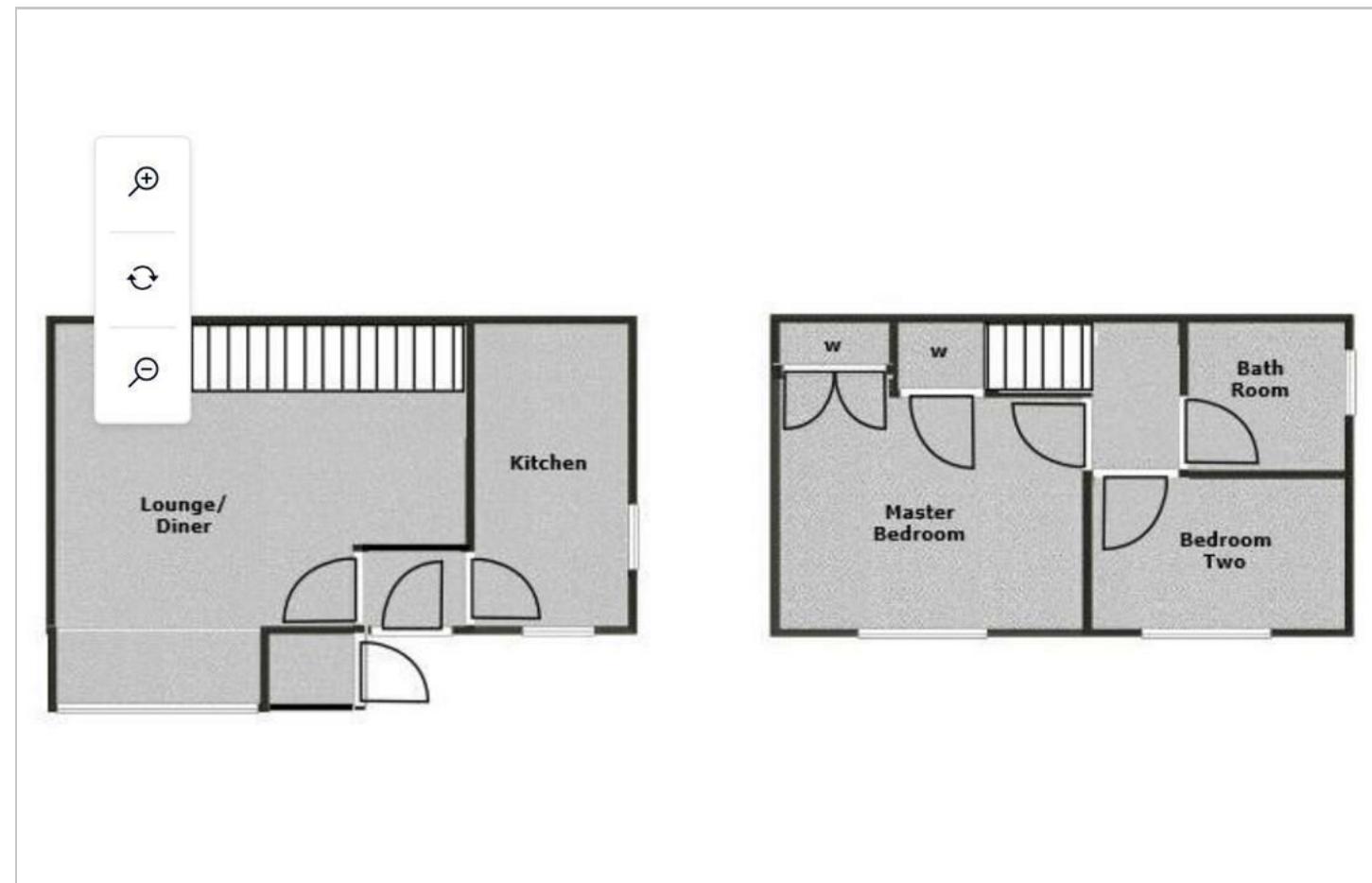
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact us on 01922 404446 if you wish to arrange a viewing appointment for this property or require further information.

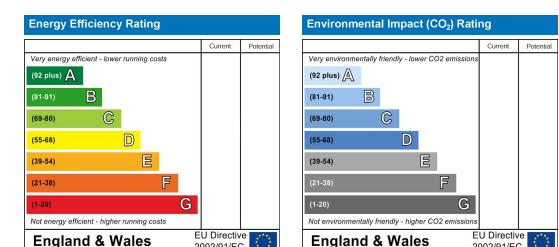
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## Energy Performance Graphs



# MARRION & CO

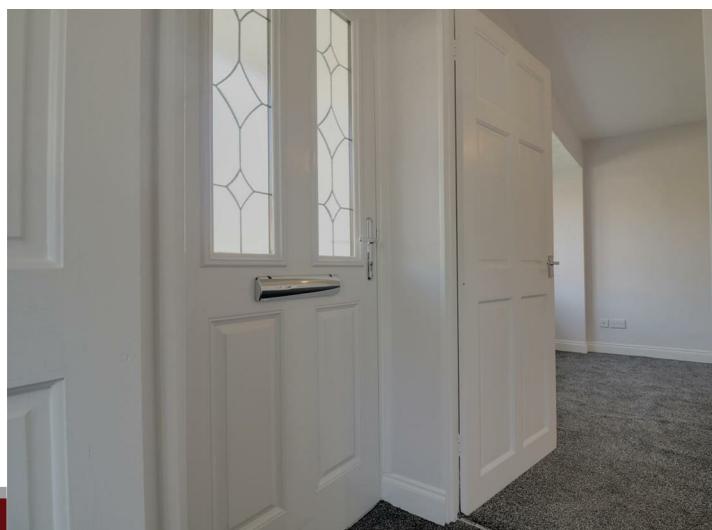
CHARTERED SURVEYORS | ESTATE AGENTS



## 2 Acorn Close

, Cannock WS11 7WF

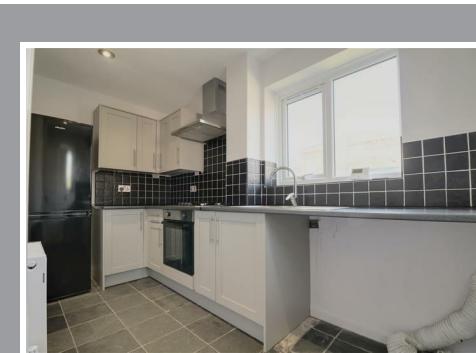
£850 Per Calendar Month



# 2 Acorn Close

, Cannock WS11 7WF

£850 Per Calendar Month



## Description

Nestled in the desirable Acorn Close, Cannock, this charming property offers a delightful living experience in a convenient residential area. With a generous 753 square feet of well-designed space, this home has been completely re-decorated and re-carpeted throughout, presenting an immaculate finish that is sure to impress.

Upon entering, you are welcomed by a canopy porch that leads into a spacious hall. The heart of the home is the re-fitted kitchen, which provides a modern and functional space for culinary pursuits. The excellent lounge, bathed in natural light, features stairs leading to the upper level, creating a warm and inviting atmosphere for relaxation and entertainment.

This property boasts two good-sized bedrooms, perfect for a small family or professionals seeking extra space. The fully tiled bathroom/WC is both stylish and practical, ensuring comfort for all residents.

Additional features include gas central heating and PVCu double glazing, providing warmth and energy efficiency throughout the year. The property also benefits from two allocated parking spaces, a valuable asset in this sought-after location. Residents can enjoy the communal gardens, offering a pleasant outdoor space for leisure and socialising.

With its close proximity to local amenities, this property is ideally situated for those seeking convenience without compromising on comfort. Whether you are looking to buy or rent, this home presents an excellent opportunity to secure a beautifully presented residence in Cannock.

The internal accommodation may be more fully detailed as follows:- (all measurements approximate)

## ON THE GROUND FLOOR

### A TILED CANOPY PORCH AND OUTSIDE STORE CUPBOARD

Together with composite entrance door opening into the:-

### COMPACT RECEPTION HALLWAY

Having doors radiating to the following:-

### SPACIOUS FRONT LOUNGE measuring

13'11" x 14'1" max (4.25m x 4.3m max)

Having an easy rise spindled balustrade staircase leading to the first floor, two double panel radiators each with thermostatic valves and walk in PVCu double glazed bay window to the front aspect.

### RECENTLY RE-FITTED KITCHEN measuring

12'5" x 5'6" (3.8m x 1.7m)

Comprehensively equipped in a range of Grey coloured shaker style base and wall cupboards with contrasting work surfaces incorporating a single drainer stainless steel sink unit with mixer tap, a four ring gas hob with brushed chrome chimney style extractor hood over and built in fan assisted oven beneath, space for the fridge/freezer, together with plumbing connections for an automatic washing machine and dishwasher/dryer, ceramic tiles to the floor and splash back areas, two PVCu double glazed windows, double panel radiator with thermostatic valve and inset ceiling lighting.

## ON THE FIRST FLOOR

### A CENTRAL LANDING AREA

With access panel to the loft space and doors radiating to the following:-

### FRONT BEDROOM ONE measuring

10'7" x 10'4" max (3.25m x 3.15m max)

Having a double built in wardrobe, double panel radiator with thermostatic valve, PVCu double glazed window to the front aspect and over stairs cupboard housing the condensing boiler.

### FRONT BEDROOM TWO measuring

9'0" x 6'0" (2.75m x 1.85m)

Having a double panel radiator with thermostatic valve and PVCu double glazed window to the front aspect.

### FULLY TILED FAMILY BATHROOM/WC

Having a contemporary white suite comprised of panelled bath with instant electric shower over and glazed screen, pedestal wash hand basin and low level WC, heated towel rail with thermostatic valve, inset ceiling lighting with extractor fan and PVCu double glazed window to the side aspect.

## OUTSIDE

Two allocated parking spaces and communal lawned gardens to front and side.

## GENERAL INFORMATION

COUNCIL TAX: We understand from [www.voa.gov.uk](http://www.voa.gov.uk) that the property is listed under Council Tax Band A.

SERVICES: All mains services are assumed to be connected to the property. A Burglar Alarm and BT Telephone point are fitted in this property.

VIEWING : By prior telephone appointment with Marrion & Co on 01922 404446.

