



Dixon & Co

Sales Lettings Commercial

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**This spacious and well-presented 3 bed detached property, is set on a corner plot in the desirable location of Huntington, which is on the outskirts of Cannock Chase, a designated area of outstanding natural beauty. It lies just off the A34 road north of Cannock and is within easy access of Cannock town centre, which has a wealth of amenities and excellent local & national bus and train services. For leisure facilities, it is close to The Chase Golf Health Club and spa with fine dining.**

The property offers well-proportioned accommodation and has the benefit of full gas central heating with radiators in all rooms and double glazing throughout. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

**Hall:** The property is accessed via a UPVC door into a central hall leading to reception rooms.

**Lounge:** Set to the front property with neutral décor and carpeted floor. There is ample light from the bay window and a living gas flame fire provides a lovely focal point; perfect for relaxing.

**Dining Room:** A good size with sliding doors leading into the conservatory.

**Conservatory:** A fabulous asset to the property and a versatile space to sit and enjoy the garden whatever the weather. The abundance of natural light is guaranteed to brighten anyone's day and is an effective transition from living room to garden. This is a versatile space whether dining or relaxing.

**W/C:** A useful guest w/c comprising w/c and wash hand basin.



**Kitchen:** A spacious family kitchen located at the rear aspect with an array of cupboards and enough space for a table and chairs for casual dining. For additional storage there is an under stairs pantry and access to the integral garage.





**Bedroom 1:** The master bedroom is a large double bedroom facing the front aspect of the property with fitted wardrobes providing ample storage. The en-suite comprises, shower unit, w/c and semi-recessed basin.

**Bedroom 2:** Located at the rear aspect, this is another double room with fitted wardrobes.

**Bedroom 3:** Set to the front aspect, this is a good size bedroom.

**Family Bathroom:** Set to the rear of the property and comprising, bath, w/c and semi-recessed basin concealed in a vanity unit and tiling around the bath area for ease of maintenance.

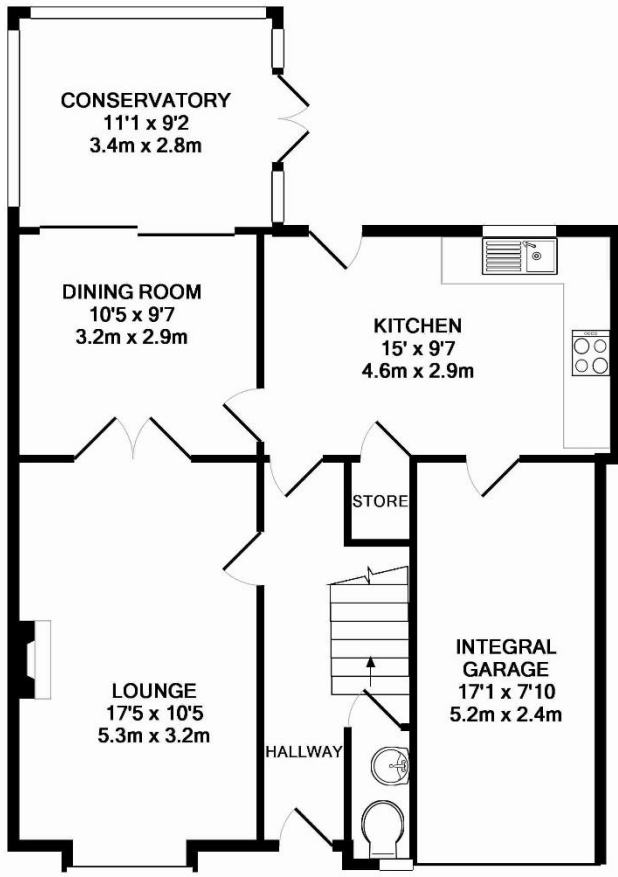


**Garden:** A low maintenance, enclosed and private garden to enjoy the outdoors, surrounded by established trees and shrubs and well stocked borders. Laid to lawn with a large patio area offering the opportunity of Al Fresco dining, or perhaps an after work glass of wine in this peaceful setting.

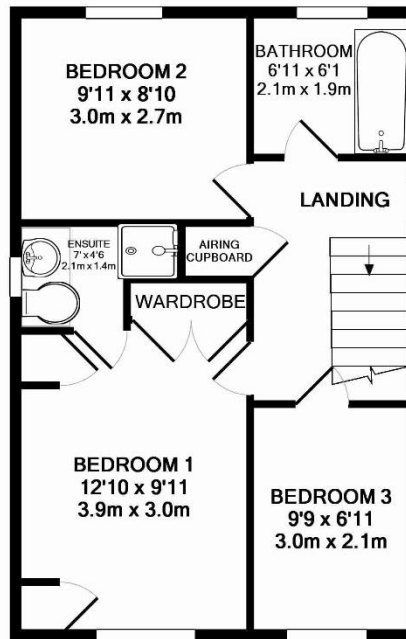
**Garage:** An excellent size integral garage with power & lighting.

**Parking:** There is off road parking available on a block paved drive.





GROUND FLOOR  
APPROX. FLOOR  
AREA 761 SQ.FT.  
(70.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1200 SQ.FT. (111.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Energy Performance Certificate



1, Redwing Drive, CANNOCK, WS12 4TH

Dwelling type: Detached house  
Date of assessment: 20 January 2016  
Date of certificate: 27 January 2016

Reference number: 8366-7029-4190-4250-9922  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 80 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

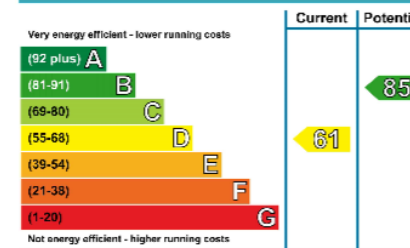
Estimated energy costs of dwelling for 3 years:	£ 3,045
Over 3 years you could save	£ 1,083

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 171 over 3 years	
Heating	£ 2,145 over 3 years	£ 1,566 over 3 years	
Hot Water	£ 561 over 3 years	£ 225 over 3 years	
<b>Totals</b>	<b>£ 3,045</b>	<b>£ 1,962</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 108	✓
2 Low energy lighting for all fixed outlets	£60	£ 135	
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 102	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

### AGENTS NOTES

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. Dixon Estates (Stafford) Ltd nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase. MEASUREMENTS Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

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