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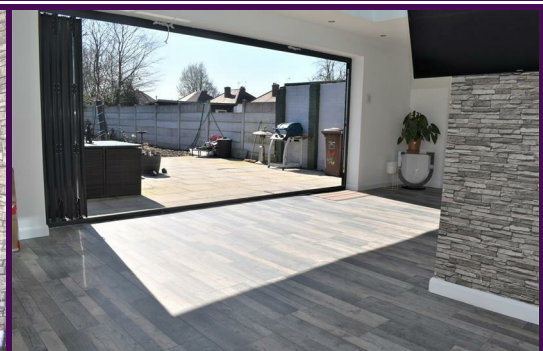


24 View Street, Hednesford, Cannock, Staffordshire, WS12 4JD

£340,000

A very tastefully extended and unique 5 bedroom detached house offering spacious and versatile living which must be viewed to fully appreciate. The property is ideally located close to Hednesford Town with shops, amenities, public transport routes close to hand and benefiting from having good school catchment for both Primary and senior education. In brief the accommodation comprises of: Entrance hallway, lounge, open plan and modern fitted kitchen with centre island, utility room, guest cloakroom, large 'L' shaped conservatory with bifold doors on the garden, five good sized bedrooms, family bathroom, garden to rear with addition workshop/gym and shower room and a driveway offering ample off road parking.

*****NO UPWARD CHAIN*****VIEWING ESSENTIAL TO APPRECIATE SIZE OF ACCOMMODATION*****



Entrance hallway

Approached via a storm porch the entrance hallway has a double glazed door. There is a ceiling light point, radiator, laminate wood effect flooring, under stairs storage cupboard a door to the kitchen, door to the lounge and stairs off to first floor.

Lounge

11'2" x 24'11" (3.40m x 7.59m")

Having two ceiling light points, power points, radiator, feature wooden fireplace with marble effect inset and hearth, laminate wood effect flooring and a double glazed bow window to the front.

Kitchen

33'4" max 15'2" max 7'7" min (10.16m" max 4.62m" max 2.31m" min)

Having a range of wall mounted and base units with work tops over incorporating an acrylic sink and drainer, there is an integrated dishwasher, space for a fridge freezer, built in electric oven, electric hob with extractor over and built in microwave, a centre island, partial wall tiling, inset ceiling spot lights, laminate wood effect flooring and a double glazed door to the front.

Utility/Guest cloakroom

Having a ceiling light point, radiator, plumbing for a washing machine, power points, guest cloakroom having a low level WC, wall mounted wash hand basin, partial tiling and laminate wood effect flooring.

Conservatory

24'4" max 9'9" min x 18'8" max 10'6" min (7.42m" max 2.97m" min x 5.69m" max 3.20m" min)

Having inset ceiling spot lights, sky light windows, radiator, laminate wood effect flooring and bifold doors out to the rear garden.

First floor landing

Having a ceiling light point, loft access and doors to:

Master bedroom

15'4" max 7'8" min x 16'8" max 9'7" min (4.67m" max 2.34m" min x 5.08m" max 2.92m" min)

Having a ceiling light point, power points, radiator and two double glazed windows to the rear.

Bedroom two

12' x 11' (3.66m x 3.35m)

Having a ceiling light point, power points, radiator and a double glazed window to the front.

Bedroom three

13' x 11' (3.96m x 3.35m)

Having a ceiling light point, power points, radiator and double glazed window to the rear.

Bedroom four

13'8" x 7'8" (4.17m" x 2.34m")

Having a ceiling light point, power points, radiator and a double glazed window to the front.

Bedroom five

7'11" x 6'8" (2.41m" x 2.03m")

Having a ceiling light point,

Family bathroom

A suite comprises of: low level WC, pedestal wash hand basin, bath with shower over, ceiling light point, partial wall tiling, laminate wood effect flooring and a radiator.

Workshop/Gym

To the rear there is an additional versatile room, currently used as a partila utility area and a gym. There is an additional shower room and store room.

Rear garden

There is a well maintained rear garden with a paved patio seating area, lawn area, wood chipped area and a garden shed.

Front Garden

To the front of the property there is a gravelled area providing ample off road parking.



Council tax band: C Tenure: Freehold

Agents note: Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested.

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