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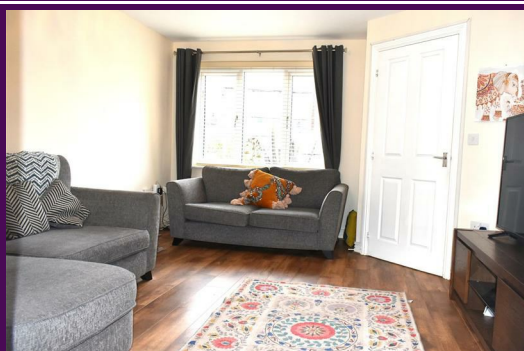
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211 Greenheath Road, Hednesford, Cannock, WS12 4GP
Offers in the region of £220,000

A modern and well presented three bedroom semi detached house built in 2017 with NHBC guarantee still valid. The property is ideally located in Hednesford close to shops, amenities, public transport routes, Cannock Chase and good school catchment. The property details in brief are as follows: Entrance hallway, guest cloakroom, lounge, modern fitted kitchen/diner, master bedroom with ensuite, two further bedrooms and a modern fitted family bathroom. Outside there is a neat rear garden and a driveway to the fore offering off road parking.

*****VIEWING RECOMMENDED*****IDEAL FIRST TIME BUY*****



Entrance hallway

Having a ceiling light point, power points, radiator, stairs off to first floor and a door n to the lounge.

Guest cloakroom

A suite comprises of Low level WC, pedestal was hand basin with splash back tiling, laminate wood effect flooring and a double glazed window to the front.

Lounge

14'8" x 12'3" (4.47m" x 3.73m")

Having a ceiling light point, power points, laminate wood effect flooring, a double glazed window to the front and a door into the kitchen/diner.

Kitchen/diner

15'5" x 9'1" (4.70m" x 2.77m")

Having a range of wall mounted and base units with roll top work surfaces over incorporating a steel sink and drainer, there is a built in gas hob and electric oven with extractor hoods over, space for a fridge freezer, plumbing for a washing machine, space for a dryer, partially tiled walls, two ceiling light points, power points, radiator, laminate wood effect flooring, a double glazed window and French style doors to the rear.

First floor landing

Having a ceiling light point, loft access (loft being partially boarded with ladder and lighting), power points, airing cupboard and doors to:

Master bedroom

12' max 9'10" min x 9'8" (3.66m max 3.00m" min x 2.95m")

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

Ensuite

A suite comprises of: Low level WC, pedestal wash had basin, shower enclosed in a cubicle, a ceiling light point, radiator, partially tiled walls and a double glazed obscured window to the front.

Bedroom two

8'9" x 7'1" (2.67m" x 2.16m")

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

Bedroom three

7'6" x 6'3" (2.29m" x 1.91m")

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

Family bathroom

A suite comprises of: Low level WC, pedestal wash hand basin, bath, extractor fan, a ceiling light point, partially tiled walls, radiator and a double glazed window to the side.

Outside

To the front of the property there is a driveway offering off road parking. There is an enclosed rear garden with a paved patio, lawn area and garden shed.



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.

All dimension are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	95	A	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>		(81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (1-20) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

