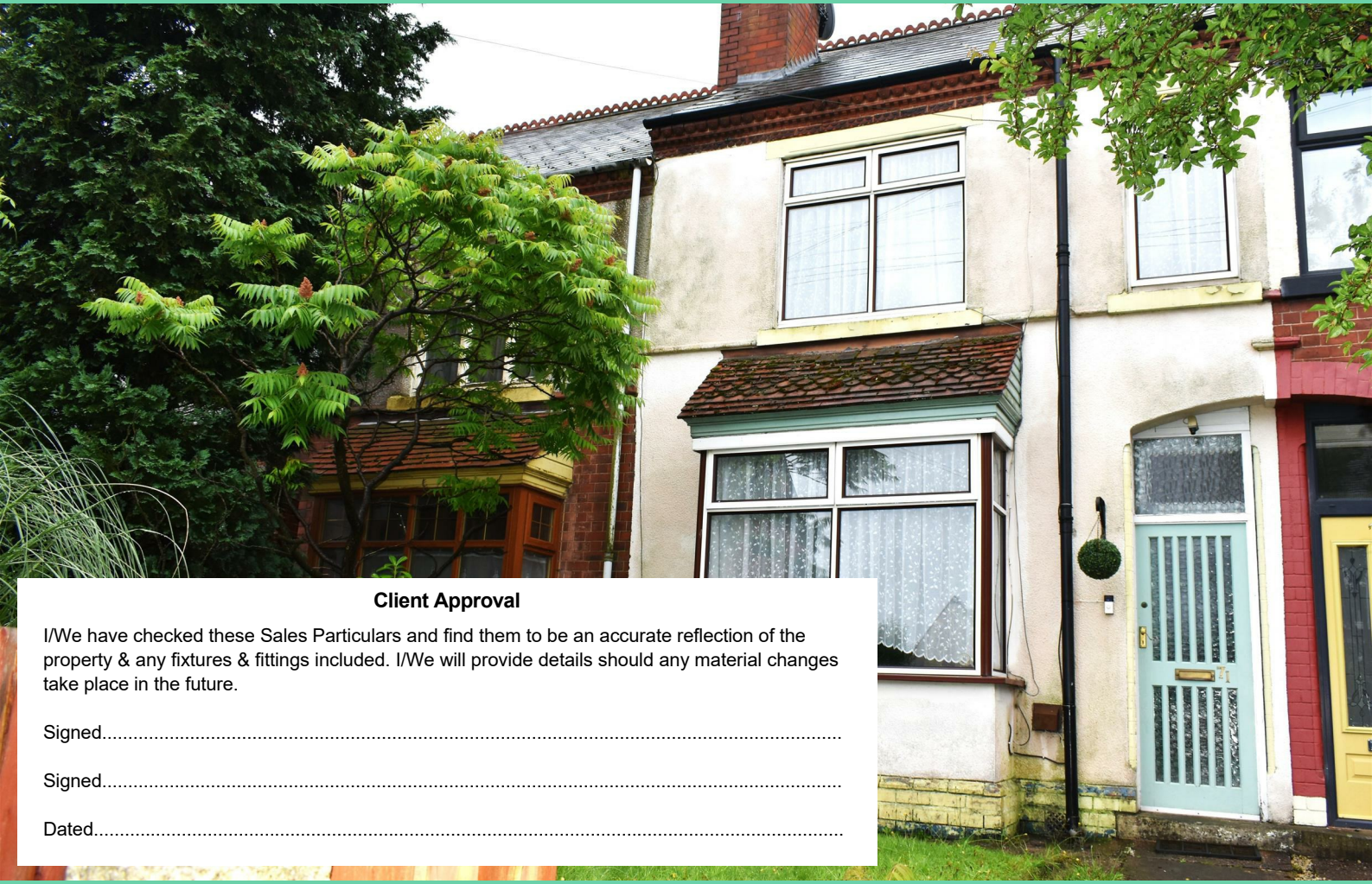




flint & co

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Cannock office: Telephone: 01543 62 44 00 E-mail: info@flintandco.com



Client Approval

I/We have checked these Sales Particulars and find them to be an accurate reflection of the property & any fixtures & fittings included. I/We will provide details should any material changes take place in the future.

Signed.....

Signed.....

Dated.....

71 Greenheath Road, Hednesford, Cannock, Staffordshire, WS12 4AR
£230,000

Welcome to Greenheath Road, Hednesford - a charming mid-terrace house with great potential to become your dream family home! This deceptively spacious property boasts 1 reception room, 3 good sized bedrooms, 1 bathroom and additional shower room spread across 1,367 sq ft of living space.

Situated conveniently close to Hednesford town, you'll find yourself just a stone's throw away from the train station, amenities, and shops, making daily errands a breeze. The added bonus of off-road parking ensures that you'll never have to worry about finding a spot after a long day out.

Whether you're looking to settle down in a peaceful neighbourhood or seeking a property with excellent investment potential, this house on Greenheath Road ticks all the boxes. Don't miss out on this fantastic opportunity to make this house your own - with no chain involved, your dream home could become a reality sooner than you think!

****NO UPWARD CHAIN****VIEWING RECOMMENDED TO APPRECIATE SIZE AND POTENTIAL ****



Through hallway

Approached via a wooden glazed door: and having a ceiling light point, power points, radiator, laminate wood effect flooring, stairs off to first floor, a door into the lounge and door into the kitchen.

Lounge/diner

26'11" x 12'7" (8.20m x 3.84m")

Having two ceiling light points, power points, two radiators, feature Adams style fireplace, a double glazed bay window to the front and a double glazed door into the rear garden.

Ground floor shower room

A suite comprises of : Low level WC, a shower enclosed in a cubicle, partially tiled walls, airing cupboard a ceiling light point and a double glazed window to the side.

Kitchen

10'7" x 8'1" (3.23m x 2.46m")

Having a range of wall mounted and base units with work tops over incorporating a steel sink and drainer, plumbing for a dish washer, integrated fridge, built in electric hob and oven with extractor hood, partially tiled walls, a ceiling light point, power points, radiator, tiled flooring and two double glazed windows to the side.

Utility room

8'1" x 7'2" max (2.46m x 2.18m" max)

Having base and wall units with work tops over incorporating a steel sink and drainer, there is plumbing for a washing machine, partially tiled walls, a ceiling light point, a window to the rear and a door to the side giving access to the rear garden.

First floor landing

Having a ceiling light point, a double glazed window to the side and doors to:

Master bedroom

14'6" x 13'1" (4.42m x 3.99m")

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

Bedroom two

12'10" x 12'2" (3.91m x 3.71m")

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

Bedroom three

10'6" x 9' (3.20m x 2.74m)

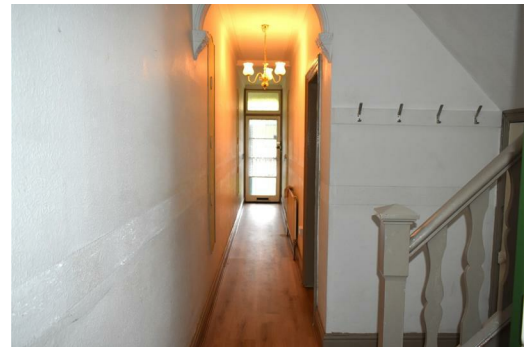
Having a ceiling light point, power points, radiator, built in cupboard and a double gazed window to the rear.

Family bathroom

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

Outside

To the front of the property there is a lawn area and pathway to the entrance. There is a good sized rear garden with a lawn and paved patio area, there is a psved area with gates for potential enclosed parking.



Council tax band: B 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
84	67	A	C
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>		<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

