



**Connells**

The Fallows, Pye Green Road  
Hednesford, Cannock



### Property Description

\*\*Part Exchange available for homes worth up to £372,000 OR have £10,750 stamp duty paid\*\*

Our Exeter is a lovely 4-bed home. On the ground floor, your upgraded kitchen-diner has integrated appliances and a glazed bay to your spacious garden. There's also a separate utility and a cloakroom. At the front of the home, your dual-aspect lounge has a bay window, filling the room with natural light.

Upstairs, your luxurious main bedroom has a private en suite shower. There are three more private en suite shower. There are three more double bedrooms which share the family bathroom. This home features an integral garage and driveway parking for 2 cars.

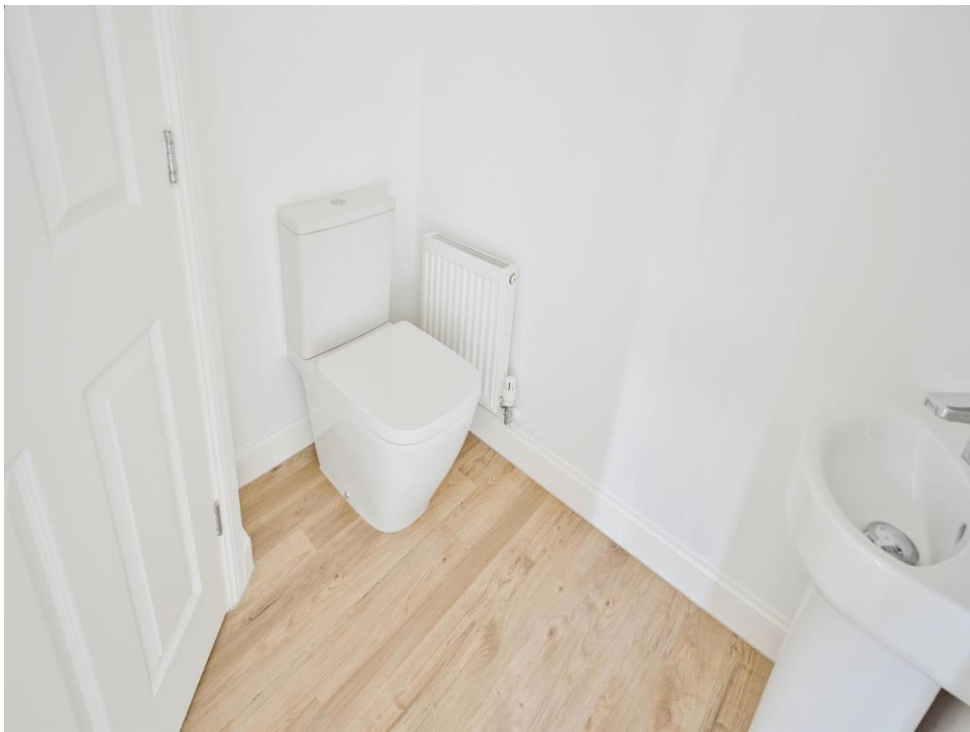


## Agents Note

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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CANNOCK WS11 1AH

**EPC Rating: Exempt**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK105539](http://connells.co.uk/Property/CNK105539)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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