



Connells

Preece Drive
Hednesford, Cannock

Preece Drive
Hednesford, Cannock, WS12 4UG

For sale offers over
£330,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this FOUR BEDROOM, DETACHED FAMILY HOME located in Hednesford.

To the Ground Floor the property briefly comprises of an entrance hallway, front lounge, spacious kitchen diner complete with stylish high gloss units, space for appliances and access to the greatly desired separate utility room leading to the guest WC. To the First Floor boasting FOUR BEDROOMS with a master en-suite and family bathroom.

Externally benefiting from having a driveway suitable for multiple vehicles, garage access and gated side access to the enclosed rear garden complete with a decking area, laid to lawn and gravel borders.

This property is perfectly located on a highly desirable and neighbourly estate complete within walking distance of the well known and loved Cannock Chase; loved for its outstanding beauty and scenic landscapes. Being close to local amenities, having excellent transport links and being a fraction of the cost of neighbouring new build sites, this property is not one to be missed.

Ground Floor

Hallway

Having a double glazed front entrance door and door to lounge

Lounge

16' 4" x 13' 9" (4.98m x 4.19m)

Having double glazed windows to the front and side aspects, radiator, two ceiling lights points, carpeted flooring, door to kitchen and stairs to first floor

Kitchen / Diner

8' 7" x 18' 5" (2.62m x 5.61m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, integrated oven, 5 point gas hobs, extractor hood, plumbing of the dishwasher, space for appliances, space for dining, vinyl flooring, radiator, two ceiling light points, double glazed windows and doors to the rear aspect and door to utility leading to the guest WC

Utility

Having base units with laminate work surfaces over, plumbing for the washing machine, space for appliances, radiator, ceiling light point, vinyl flooring, double glazed door to the rear and door to guest WC

W.C

Having a double glazed window to the side aspect, WC, wash hand basin, radiator, ceiling light point and vinyl flooring

First Floor

Landing

Having carpeted flooring, storage cupboard, ceiling light point, loft access and doors to bedrooms and bathroom

Bedroom 1

10' x 13' 9" (3.05m x 4.19m)

Having a double glazed window to the front aspect, radiator, ceiling light point, carpeted flooring and door to en-suite

En-Suite

Having a double glazed window to the side aspect, WC, wash hand basin, shower cubicle, radiator, ceiling light point and vinyl flooring

Bedroom 2

14' x 9' 11" (4.27m x 3.02m)

Having a double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring

Bedroom 3

12' 3" x 9' (3.73m x 2.74m)

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

Bedroom 4

11' 3" x 7' 3" (3.43m x 2.21m)

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

Bathroom

Having a double glazed window to the rear aspect, WC, wash hand basin, bath with shower over, part tiled walls, radiator, ceiling light point and vinyl flooring

Outside

Front

Having a part brick paved, part tarmac driveway, laid to lawn, gated access to the rear and access to the garage via up & over door

Rear

Having decking, laid to lawn, gravel borders and planter beds

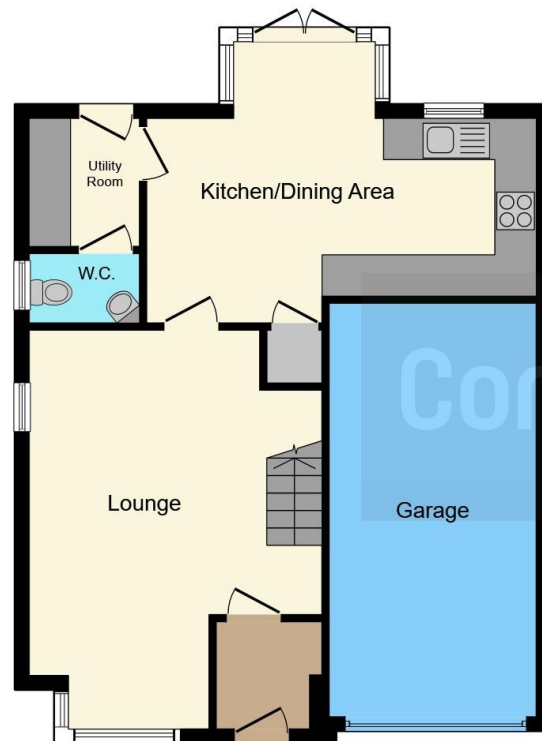
Garage

Having power, lighting and up & over door

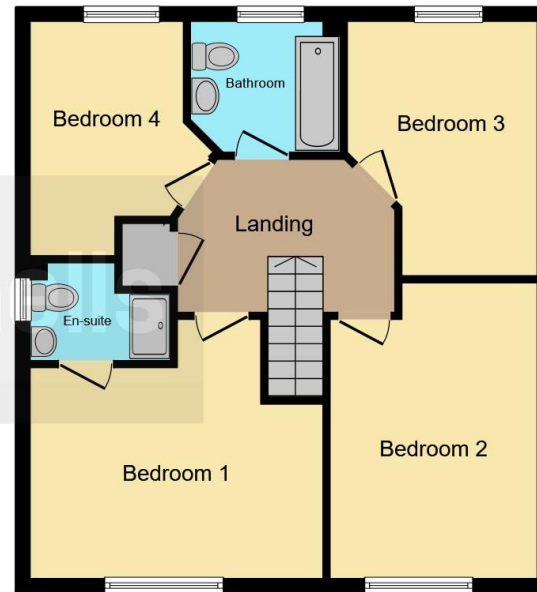








Ground Floor



First Floor

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

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/CNK106874



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.

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