



Connells

Suthard Way
Hednesford, Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this IMMACULATELY PRESENTED, EXECUTIVE STYLE, DETACHED property located in Hednesford, close to Cannock Chase.

Presented to a show home standard throughout, this stunning family home briefly comprises of an entrance hallway, a highly desired downstairs guest WC, a spacious front lounge and a fully fitted kitchen complete with stylish high gloss units, integrated appliances for a sleek orderly finish and space for dining overlooking the rear garden.

To the First Floor having a family bathroom and three bedrooms with the master benefiting from having an en-suite shower room.

Externally to the rear having a paved patio area, laid to lawn and a garden shed, To the front having a paved pathway to the front entrance door, laid to lawn and a tarmac driveway to the side.

This property is perfectly located on a highly desirable and neighbourly estate 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, radiator, ceiling light point, laminate flooring, stairs to first floor and doors to WC, lounge and kitchen/diner

Lounge

16' 4" x 10' 2" (4.98m x 3.10m)

Having double glazed windows to the front and side aspects, two radiators, two ceiling light points and carpeted flooring

W.C

Having a WC, wash hand basin, tiled splash-backs, radiator, ceiling light point and laminate flooring

Kitchen / Diner

10' 7" x 16' (3.23m x 4.88m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, integrated electric oven, 4 point gas hobs, extractor hood, plumbing for the washing machine, integrated appliances, two ceiling light points, laminate flooring, double glazed windows to the front and side aspects and double glazed doors and fixed floor to ceiling glass panels to the rear garden

First Floor

Landing

Having carpeted flooring, ceiling light point and doors to bedrooms and bathroom

Bedroom 1

13' 7" x 12' 6" (4.14m x 3.81m)

Having double glazed windows to the front and side aspects, radiator, ceiling light point, carpeted flooring and door to en-suite

En-Suite

Having a double glazed window to the front aspect, WC, wash hand basin, shower cubicle, part tiled walls, radiator, ceiling light point and laminate flooring

Bedroom 2

6' 5" x 7' 2" (1.96m x 2.18m)

Having double glazed windows to the front and side aspects, radiator, ceiling light point and carpeted flooring

Bedroom 3

8' 5" x 12' 4" (2.57m x 3.76m)

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

Bathroom

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

Outside

Front

Having a paved pathway to the front entrance door, laid to lawn and a tarmac driveway to the side

Rear

Having a paved patio area, laid to lawn and garden shed









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

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EPC Rating: B

Tenure: Freehold

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