

for sale

£160,000



Church Hill, Hednesford, Cannock, WS12 1BQ

HALLELUJAH! AN EXCELLENT FIRST TIME BUYERS / INVESTMENT OPPORTUNITY! Being deceptively spacious throughout, **BOASTING THREE BEDROOMS & TWO RECEPTION ROOMS** located in Hednesford, **CLOSE TO CANNOCK CHASE!**

Church Hill Hednesford Cannock WS12 1BQ

Entrance Hallway

Having a double glazed front entrance door, stairs to first floor and door to lounge

Reception Room

11' 7" x 11' 4" (3.53m x 3.45m)

Having a double glazed window to the rear, radiator, ceiling light point and door to the second reception room leading to kitchen

Reception Room

11' 2" x 11' (3.40m x 3.35m)

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

Kitchen

10' 6" x 9' 5" (3.20m x 2.87m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drain, plumbing for the washing machines, tiled splash-backs, space for appliances, wall mounted Worcester boiler, ceiling light point, tiled flooring, double glazed window to the side aspect, door for rear access and door to shower room

Shower Room

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





First Floor

Bedroom 1

13' 1" x 11' 1" (3.99m x 3.38m)

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

Bedroom 2

11' 4" x 8' 6" (3.45m x 2.59m)

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

Bedroom 3

10' 3" x 9' 5" (3.12m x 2.87m)

Outside

Rear

Having a small courtyard with gated access to rear garage and allocated parking

To view this property please contact Connells on

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CANNOCK WS11 1AH

Property Ref: CNK106925 - 0001

Tenure: Freehold

view this property online connells.co.uk/Property/CNK106925



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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EPC Rating: D