



Connells

Stafford Lane
Hednesford, Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this DETACHED FAMILY HOME located in Hednesford, close to Cannock Chase.

Well presented throughout, boasting modern interior and generous living space; perfect for family living.

To the Ground Floor, the property briefly comprises of an entrance porch having double doors leading to the generous lounge featuring a large bow window allowing an influx of natural light to flood the room. From here having an open plan kitchen and dining area complete with fully fitted units, space for appliances and access to the utility room.

To the First Floor having a family bathroom and THREE BEDROOMS, two with fitted wardrobes.

Externally benefiting from having a large tarmac driveway suitable for multiple vehicles, gated access to the rear garden, access to the garage and a large front garden featuring laid to lawn and a variety of mature shrubs and bushes. To the rear having a paved patio area, laid to lawn and a range of mature trees and bushes.

This property is perfectly located in a desirable area close to the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history. The property also benefits from being near to Beaudesert Golf Club, Hednesford Hills Local Nature Reserve, Primary & Secondary schools and Cannock Town Centre. Commuter benefits include having both Local & National Bus and Train services available.

Ground Floor

Entrance Porch

Having a double glazed front entrance door, double glazed windows to front and side aspects, ceiling light point, tiled flooring and double doors to lounge

Lounge

17' x 12' 2" (5.18m x 3.71m)

Having a double glazed window to the front aspect, TV point, space for fireplace, radiator, ceiling light point, carpeted flooring and door to dining room

Kitchen & Dining Area

14' 7" x 19' 6" (4.45m x 5.94m)

Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and a half bowl sink/drain, tiled splash-backs, extractor hood, ceiling light point, laminate flooring, double glazed window to the rear aspect, door to utility and space for appliances such as oven, fridge and dishwasher

Dining Room

Having stairs to the first floor, radiator, ceiling light point, laminate flooring, double glazed window to the rear aspect, door to utility and open access to the kitchen

Utility

7' 9" x 5' 6" (2.36m x 1.68m)

Having fitted wall units, laminate work surfaces, plumbing and space for washing machine and tumble dryer, ceiling light point, tiled flooring, double glazed window to the rear aspect and a double glazed door to the rear garden

First Floor

Landing

Having carpeted flooring, double glazed window to the side aspect, ceiling light point and doors to bedrooms and bathroom

Bedroom 1

11' 2" x 12' 2" (3.40m x 3.71m)

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

Bedroom 2

12' x 9' 1" (3.66m x 2.77m)

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

Bedroom 3

7' 5" x 8' 8" (2.26m x 2.64m)

Having a double glazed window to the front 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 and glass shower screen, tiled flooring, radiator, ceiling light point and vinyl flooring

Outside

Front

Having a tarmac driveway suitable for multiple vehicles, gated access to the rear garden, access to the garage and a large front garden featuring laid to lawn and a variety of mature shrubs and bushes

Rear

Having a paved patio area, steps leading to laid to lawn, paneled fencing and a variety of mature trees, shrubs and bushes

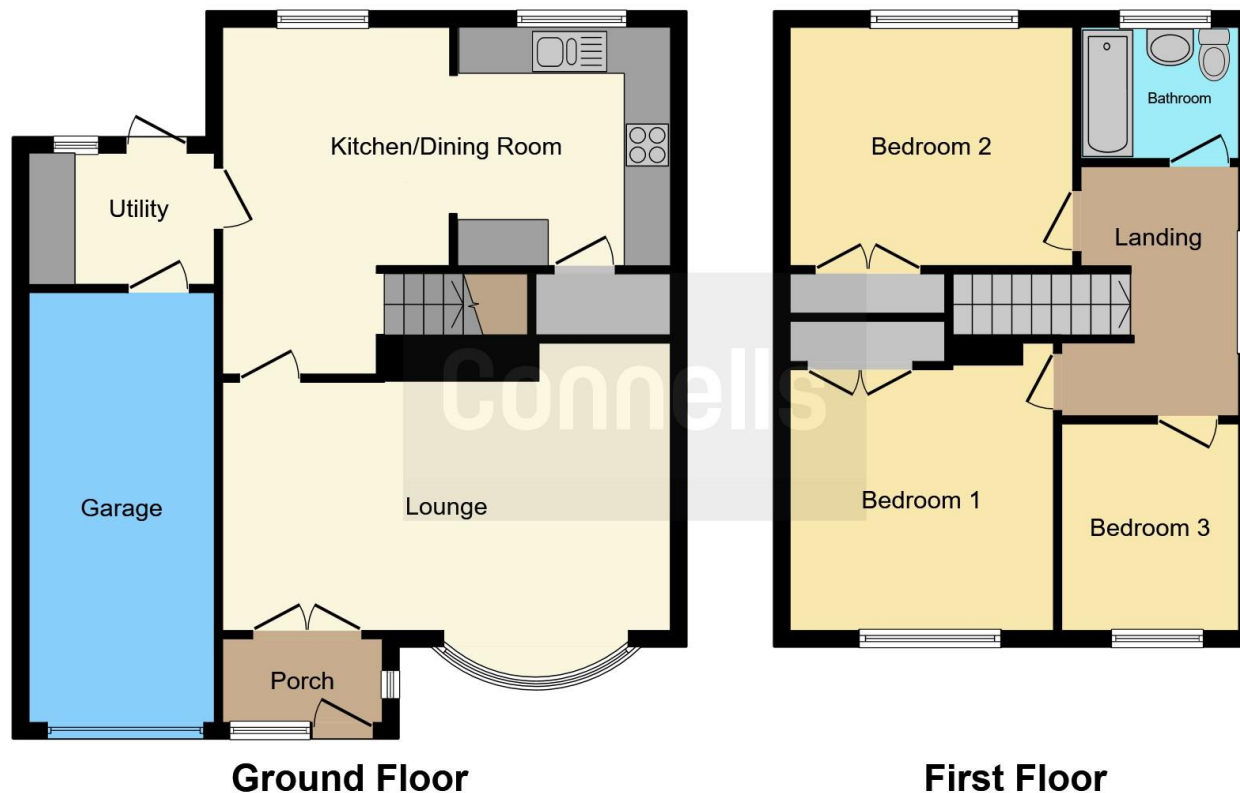
Garage

Having power, lighting and up and over door









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

T 01543 500923
E cannock@connells.co.uk

10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating: D

Tenure: Freehold

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