







## Property Description

CONNELLS ESTATE AGENTS are pleased to market this TWO BEDROOM MID TERRACE For Sale based in Hednesford, Cannock. This is a fantastic FIRST TIME BUYER opportunity with the option to purchase fully furnished!

To the Ground Floor the property briefly comprises of a lounge, dining room and kitchen. The kitchen comes fully fitted with integrated appliances. To the First Floor having TWO double bedrooms and a FOUR PIECE family bathroom.

Externally benefiting from having a large rear garden and parking available to the rear of the property.

Backing onto Hednesford Hills Local Nature Reserve, this property is perfectly located in a desirable area within walking distance of the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history. The property also benefits from being close to Beaudesert Golf Club, local amenities, having excellent transport links and being situated within a good school catchment area.

## Ground Floor

### Lounge

12' 2" x 11' 6" ( 3.71m x 3.51m )

Having a UPVC entrance door in to the living room, double glazed window to the front aspect, ceiling light point, two wall lights, carpeted flooring.

### Dining Room

12' 2" x 11' 6" ( 3.71m x 3.51m )

Having a double glazed window to the rear aspect, carpeted flooring, access to storage cupboard, gas fire place, door access to stairs for first floor, ceiling light point, radiator, small cupboard housing an integrated bar.

### Kitchen

8' 4" x 7' 5" ( 2.54m x 2.26m )

Being a fully fitted kitchen with a range of wall and base units with laminate worktops over, integrated fridge/freezer, washing machine, tumble dryer, sink with drainer, range cooker with extractor hood over, cream tiled splashbacks, double glazed window to the side aspect, tiled flooring, ceiling light point, door access to the rear.

## First Floor

### Landing

#### Bedroom 1

12' 3" x 11' 10" ( 3.73m x 3.61m )

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

#### Bedroom 2

11' 6" x 9' ( 3.51m x 2.74m )

Having a double glazed window to the rear aspect, radiator, ceiling light point, laminate flooring.

### Bathroom

Being a four piece suite comprising of a WC, hand wash basin, corner bathtub, large walk in shower cubicle, double glazed window to the side aspect, vinyl flooring, part tiled walls, ceiling light point, radiator, storage cupboards, combi boiler in one cupboard.

## Outside

### Front

Having steps up to the property entrance, small hedge and lawn area.

### Rear

Being a long two tiered garden and parking available to the rear.















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)

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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