



Connells

Adams Way
Hednesford, Cannock

Adams Way Hednesford, Cannock, WS12 4WJ

For sale offers over
£300,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic DETACHED FAMILY HOME boasting THREE BEDROOMS, OPEN PLAN KITCHEN/DINER, GUEST WC and so much more!

To the Ground Floor the property briefly comprises of an entrance hallway offering access to the living room, greatly desired Guest WC and open plan kitchen / dining room. The kitchen comes fully fitted with gloss grey units and integrated appliances for a sleek and orderly finish, along with ample space for dining furniture. Natural lighting from both windows and french doors completes this modern open living area.

To the First Floor having THREE bedrooms with an En-Suite to the master and a family bathroom.

Externally benefiting from being a corner plot with off road parking suitable for multiple vehicles, a large rear enclosed garden perfect for entertaining.

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, Hednesford Hills Local Nature Reserve, close to local amenities, having excellent transport links and being situated within a good school catchment area.

Ground Floor

Entrance Hall

Having a modern UPVC entrance door, ceiling light point, radiator, laminate flooring, doors to all ground floor rooms, stairs leading to first floor.

Living Room

16' 2" x 10' 3" (4.93m x 3.12m)

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

Kitchen / Dining Room

11' 6" x 16' 1" (3.51m x 4.90m)

Being a fully fitted modern kitchen with a range of grey gloss wall and base units with laminate worktops over, laminate flooring, integrated oven, four ring gas hob with extractor above, chrome sink with drainer, tiled splashbacks, two ceiling light points, radiator, space for dining furniture, two double glazed windows to the front and side aspects, double glazed french doors leading to the rear garden.

Guest WC

Having a WC, corner hand wash basin, radiator, laminate flooring, ceiling light point.

First Floor

Landing

Having carpeted flooring, door access to all bedrooms and bathroom, double glazed window to the rear, access to loft hatch.

Bedroom 1

10' x 9' 7" (3.05m x 2.92m)

Having carpeted flooring, ceiling light point, built in wardrobes, radiator, double glazed windows to the side and front aspects, access to En-Suite.

En-Suite

Having laminate flooring, WC, hand wash basin, shower cubicle, radiator, ceiling light point.

Bedroom 2

10' 4" x 10' 2" (3.15m x 3.10m)

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

Bedroom 3

6' 8" x 7' 2" (2.03m x 2.18m)

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

Bathroom

Having a WC, hand wash basin, bathtub with shower over, glass shower screen, radiator, laminate flooring, ceiling light point, double glazed window to the side aspect.

Outside

Front

Situated on a corner plot with grassed area in front of house and railings surrounding, pathway leading to front entrance door, driveway to the side suitable for multiple vehicles.

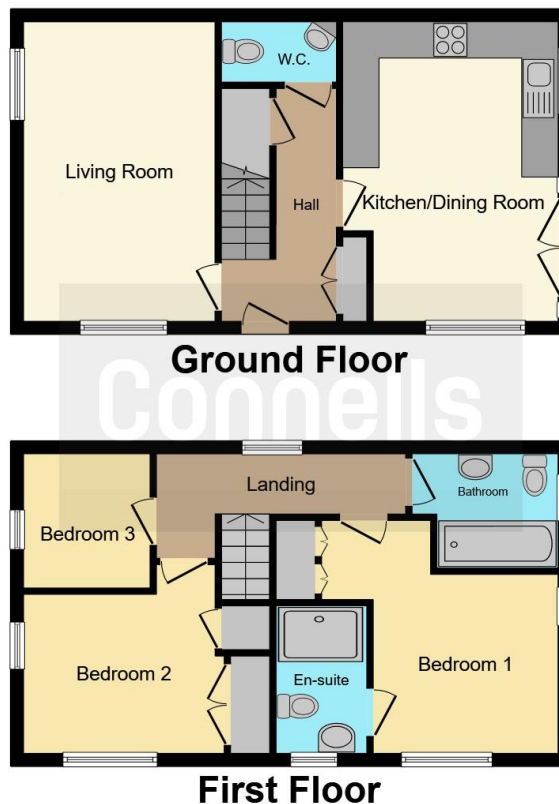
Rear

Having a large laid to lawn area and patio area perfect for entertaining.









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

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