



**Connells**

Sharon Way  
Hednesford, Cannock

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Hednesford, Cannock, WS12 2NN

for sale offers in the region of  
**£240,000**



### Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this extended SEMI-DETACHED property located in Hednesford, close to Hednesford Hills.

To the Ground Floor the property briefly comprises of an entrance porch, front lounge and an open plan kitchen and dining area complete with timeless shaker style units and sliding doors opening out to the rear garden.

To the First Floor boasting three bedrooms with storage and a family bathroom.

Externally benefiting from having a large paved driveway suitable for multiple vehicles, a garage with a separate utility area and a private rear garden having a laid to lawn.

This property is perfectly located in a desirable area within a short 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 Hednesford Hills Local Nature Reserve, local amenities and having excellent transport links.

### Ground Floor

#### Porch

Having a double glazed front entrance door, ceiling light point and internal door leading to the lounge.

#### Lounge

14' 7" x 14' 6" max ( 4.45m x 4.42m max )

Having a double glazed window to the front entrance, laminate flooring, ceiling light point, two wall lights, radiator, electric fire, stairs to the first floor and double doors opening into the kitchen

#### Kitchen/Diner

17' 7" x 14' 6" ( 5.36m x 4.42m )

Being a fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having a double glazed window to the rear aspect and sliding double glazed doors leading to the rear garden, tiled flooring, ceiling spotlights, radiator, integrated double oven, electric hob, cooker hood, space for appliances and sink with drainer with tiled splashbacks



## First Floor

### Landing

Having carpeted flooring, ceiling light point, airing cupboard and doors leading to the bedrooms and bathroom.

### Bedroom 1

12' 3" min x 8' 10" ( 3.73m min x 2.69m )

Having a double glazed window to the rear aspect, laminate flooring, ceiling light point, radiator and built in wardrobe space

### Bedroom 2

12' 4" x 8' 10" ( 3.76m x 2.69m )

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

### Bedroom 3

7' 8" x 5' 9" ( 2.34m x 1.75m )

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

### Bathroom

Being a modern fitted bathroom. Having a double glazed window to the rear aspect, bath with shower over and glass shower screen, wash hand basin with vanity, WC, tiled flooring, ceiling light point and panelled tiled walls and part tiled walls above the panelling

## Outside

### Front

Having a paved driveway suitable for multiple vehicles and access to the garage

### Rear

Being a private and enclosed rear garden with laid to lawn

### Garage

18' 8" x 8' 2" ( 5.69m x 2.49m )

Having an up and over door, power, lighting and door to the utility

### Utility

8' 2" x 6' 8" ( 2.49m x 2.03m )

Having a door to the rear garden









Total floor area 103.2 m<sup>2</sup> (1,111 sq.ft.) approx

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: C**

**view this property online** [connells.co.uk/Property/CNK107864](http://connells.co.uk/Property/CNK107864)

Tenure: Freehold



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