

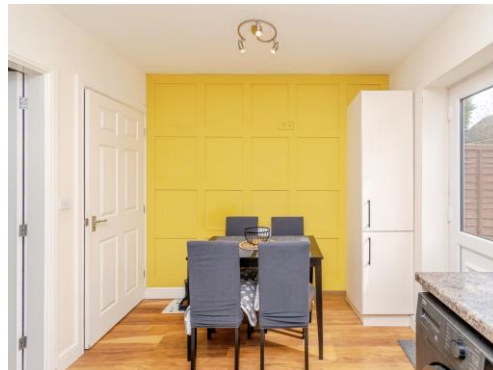


Connells

York Court
Hednesford, Cannock

York Court Hednesford, Cannock, WS12 1AJ

for sale offers in the region of
£260,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this THREE BEDROOM SEMI DETACHED property located in Hednesford, Cannock. A fantastic opportunity for first time buyers or growing families alike!

To the Ground Floor the property briefly comprises of an entrance hallway offering with stairs to the First Floor and door access to the living room leading through to the kitchen / diner and Guest WC. The generous living room has a large bay window allowing natural light into the space. The kitchen comes fully fitted with modern units and space for dining furniture, perfect for modern living, with access to the rear garden and the downstairs WC.

To the First Floor having TWO bedrooms and a family bathroom.

To the Second Floor having the master bedroom with an En-suite!

Externally benefiting from having parking to the front for two vehicles and a large enclosed rear garden with patio and lawn areas.

This property is perfectly located in a desirable area within walking distance & views of Hednesford Hills Local Nature Reserve. The property also benefits from being close to Beaudesert Golf Club, the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history, local amenities, transport links and schools.

Entrance Hall

Having a wooden front entrance door into hallway, carpeted flooring, ceiling light point, radiator, stairs to first floor, door to living room.

Living Room

19' 11" into bay x 9' 11" (6.07m into bay x 3.02m)

Having laminate flooring, two ceiling light points, radiator, double glazed bay window to the front access, door access to kitchen.

Kitchen / Diner

9' 8" x 13' 4" (2.95m x 4.06m)

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops over, space and plumbing for own appliances, extractor fan, sink with drainer, ceiling light point, laminate flooring, double glazed window and door to the rear aspect, space for dining furniture, door to downstairs WC.

Downstairs W.C

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

First Floor Landing

Having stairs leading to second floor, two ceiling light points, carpeted flooring, doors to bedrooms, bathroom and cupboard.

Bedroom 3

10' x 6' 11" (3.05m x 2.11m)

Having radiator, double glazed window to front, ceiling light point and carpeted flooring.

Bedroom 2

13' 4" max x 10' 10" max (4.06m max x 3.30m max)

Having two double glazed windows to the rear, ceiling light point, two radiators, carpeted flooring.

Bathroom

Having a WC, hand wash basin with storage underneath, bathtub with shower above, glass shower screen, vinyl flooring, fully tiled walls, radiator, ceiling light point, double glazed window to the side aspect.

Second Floor Landing

Having carpeted flooring, ceiling light point and door to bedroom one

Bedroom 1

19' max x 10' 1" (5.79m max x 3.07m)

Having carpeted flooring, radiator, loft hatch access, double glazed window to the front aspect, door to En-Suite.

En-Suite

Having a WC, hand wash basin with storage underneath, corner shower cubicle, chrome towel radiator, tiled splashbacks, laminate flooring, double glazed window to the rear aspect.

Outside

Front

Having two allocated parking spaces

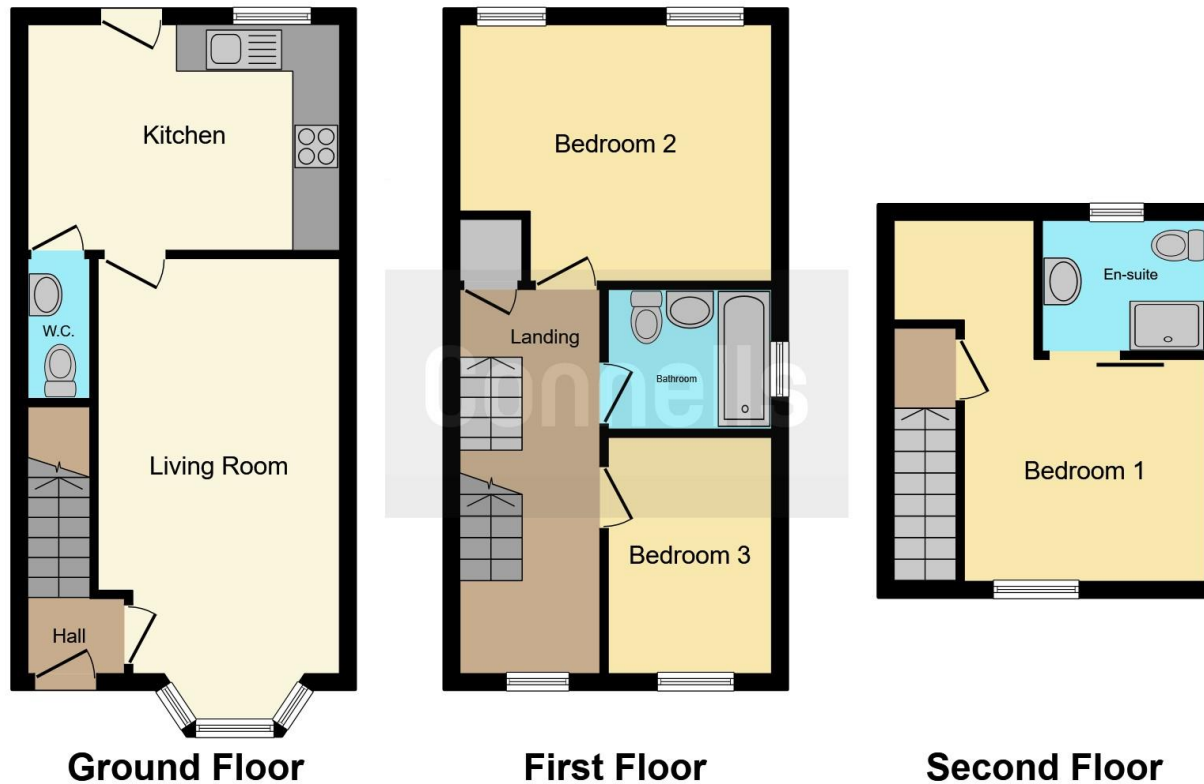
Rear

Being an enclosed rear garden with patio and laid to lawn areas, with gated access.









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

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EPC Rating: B

Tenure: Freehold

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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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