



**Connells**

Sunrise Hill  
Hednesford, Cannock



# Sunrise Hill Hednesford, Cannock, WS12 4AL

for sale offers in the region of  
**£245,000**



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this THREE BEDROOM SEMI DETACHED property located in Hednesford, Cannock.

To the Ground Floor briefly comprising of an entrance hallway, Guest WC, living room and kitchen/diner. The kitchen comes fully fitted with modern units and plenty of space for dining furniture, with natural lighting from the rear windows and doors brightening up the space.

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

Externally benefiting from having a brick paved driveway to the side of the property suitable for multiple vehicles and a laid to front lawn, and garden to the rear with a patio area and laid to lawn, 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, Primary & Secondary schools and Cannock Town Centre offering a wide range of amenities, small businesses and traditional markets. Commuter benefits include having both Local & National Bus and Train services available.

## Ground Floor

### Entrance Hall

Through new composite door leading to under stairs storage cupboard. radiator, ceiling light point, doors leading to kitchen/diner and living room.

### Living Room

23' 6" x 10' 7" narrowing to ( 7.16m x 3.23m narrowing to )

Having a double glazed window to the front aspect, double glazed doors to the rear garden, carpeted flooring, wall mounted electric fire, ceiling light point and radiator.

### Kitchen/Diner

16' 9" x 8' 8" ( 5.11m x 2.64m )

Being a fully fitted modern kitchen with a range of white wall, drawer and base units with laminate worktops over, sink with drainer and space for appliances. Having two double glazed windows to the rear aspect, a double glazed door leading to the rear garden, a door to the garage, vinyl flooring, modern ceiling lights, and space for dining furniture.

## First Floor

### Landing

Having carpeted flooring, ceiling light point, door access to all bedrooms, storage cupboard and bathroom.

### Bedroom 1

11' 2" x 10' 1" ( 3.40m x 3.07m )

Having carpeted flooring, ceiling light point,

radiator and double glazed window to front aspect

### Bedroom 2

8' 2" x 9' 8" ( 2.49m x 2.95m )

Having carpeted flooring, ceiling light point, fitted wardrobes, radiator and double glazed window to rear aspect

### Bedroom 3

6' 2" x 7' ( 1.88m x 2.13m )

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

### Bathroom

Having a WC, hand wash basin, bathtub with shower over and glass shower screen, fully tiled walls, vinyl flooring, ceiling light point, double glazed window to the rear aspect.

## Outside

### Front

Having a brick paved driveway suitable for multiple vehicles, a grassed front lawn and door to the garage

### Rear

Having a patio area and laid to lawn

### Garage

Having power, houses modern Worcester Bosch Boiler. lighting and door to the WC

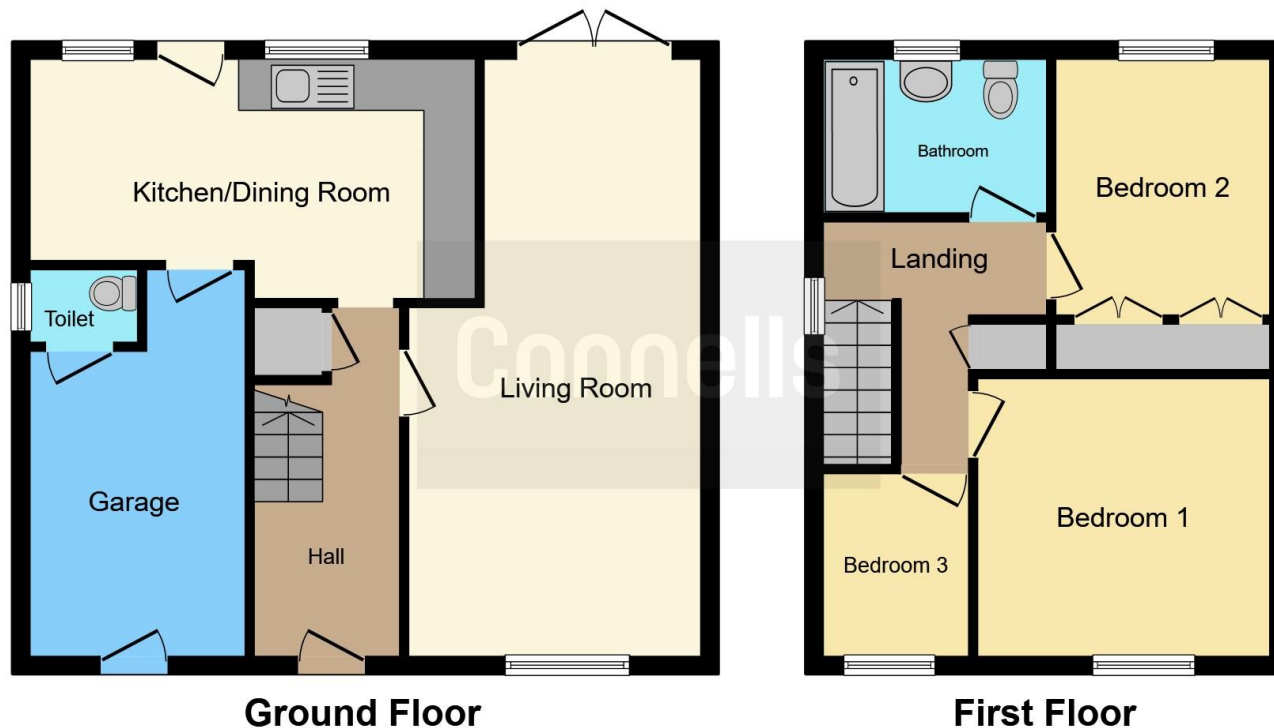












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: E Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK107566](http://connells.co.uk/Property/CNK107566)**



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