



**Connells**

Tomkinson Heights  
Hednesford, Cannock



# Tomkinson Heights Hednesford, Cannock, WS12 4XD

for sale offers in the region of  
**£275,000**



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this beautiful SEMI DETACHED THREE BEDROOM property located in Hednesford, Cannock. Beautiful and bright throughout, with modern touches including wooden shutters across the property.

To the Ground Floor the property briefly comprises of an entrance hallway leading through to the greatly desired Guest WC and the living room. The living room leads through to the kitchen / diner, both of these spaces being generous in size with modern decor throughout. The kitchen / diner comes fully fitted with modern units and integrated appliances for a sleek and orderly finish, with space for dining furniture also.

To the First Floor having three bedrooms, with an En-Suite to the master bedroom, a family bathroom, and access to the loft space with fitted ladders and storage space.

Externally benefiting from having a driveway directly in front of the property and a large enclosed rear garden.

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.

## Ground Floor

### Entrance Hall

Having door to guest WC and living room, ceiling light point.

### Guest WC

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

### Living Room

10' 6" x 16' 1" max ( 3.20m x 4.90m max )

Having laminate flooring, two ceiling light points, two radiators, double glazed window to the front aspect, door to storage cupboard, door to kitchen / diner.

### Kitchen / Dining Room

15' 4" x 11' 2" max ( 4.67m x 3.40m max )

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops over, integrated appliances including oven with four ring gas hob, fridge / freezer, extractor hood, dishwasher, stainless steel sink with drainer, ceiling spotlights, under cabinet spotlights, laminate flooring, double glazed window and french doors to the rear aspect, radiator, space for dining furniture.

## First Floor

### Landing

Having carpeted flooring, ceiling light point, storage cupboard, loft hatch access, doors to bedrooms and family bathroom.

### Bedroom 1

9' 8" x 11' 5" max ( 2.95m x 3.48m max )

Having carpeted flooring, ceiling light point, radiator, door to en-suite, two double glazed windows to the rear aspect.

### En-Suite

Having a WC, hand wash basin, shower cubicle with shower over, tiled splashbacks, tiled flooring, ceiling light point, radiator.

### Bedroom 2

8' 8" x 12' 5" max ( 2.64m x 3.78m max )

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

### Bedroom 3

7' 2" x 6' 5" ( 2.18m x 1.96m )

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

### Family Bathroom

Having a WC, hand wash basin, bathtub with shower above, tiled splashbacks, tiled flooring, white towel radiator, ceiling light point.

## Loft Space

Having fitted ladders, ceiling light point, shelving and storage.

## Outside

### Front

Having a tarmaced driveway with pathway leading to the front entrance door, side access to the rear garden.

### Rear

Being a large enclosed rear garden with laid to lawn area with patio and pathway leading to a garden shed.

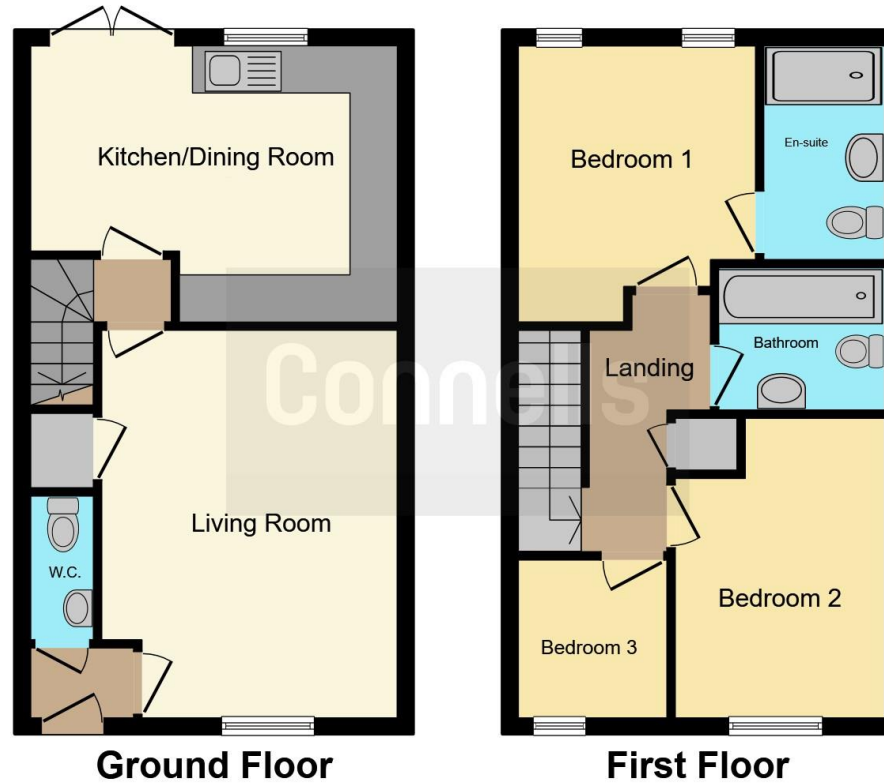












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK107825](http://connells.co.uk/Property/CNK107825)**



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