



**Connells**

Carmel Close  
Hednesford, Cannock



# Carmel Close Hednesford, Cannock, WS12 1BP

for sale  
**£230,000**



## Property Description

CONNELLS ESTATE AGENTS are pleased to market this fantastic THREE BEDROOM SEMI DETACHED property located in Hednesford Cannock. Offering NO UPWARD CHAIN in a quiet location close to Hednesford Hills.

To the Ground Floor the property briefly comprises of a fully fitted kitchen, dining room and generous living room, offering plenty of space for living and dining furniture with an ample amount of natural lighting coming from the double glazed french doors and windows over looking the rear garden.

To the First Floor having three generous bedrooms and a modern family bathroom.

Externally benefiting from having a large enclosed rear garden with patio and lawn areas, access to the detached garage, and a lawn and driveway area to the front of the property.

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

### Kitchen

8' 2" x 11' 8" ( 2.49m x 3.56m )

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, space and plumbing for own appliances, sink with drainer, electric oven with hob and extractor hood above, tiled splashbacks, tiled flooring, two ceiling light points, double glazed window to the front aspect, UPVC door to the side aspect, door access to the dining room.

### Dining Room

6' 2" x 11' 8" max ( 1.88m x 3.56m max )

Having laminate flooring, radiator, ceiling light point, double glazed window to the front aspect, stairs to the first floor, door access to the kitchen and living room.

### Living Room

15' 5" x 18' 6" max ( 4.70m x 5.64m max )

Having carpeted flooring, two ceiling light points, radiator, fire place with surround, door to storage cupboard, double glazed windows to the side and rear aspects with french doors leading to the rear garden.

## First Floor

### Landing

Having carpeted flooring, ceiling light point, doors to bedrooms and bathroom, storage cupboard.

### Bedroom 1

7' 2" x 14' 4" max ( 2.18m x 4.37m max )

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

### Bedroom 2

7' 2" x 11' 5" max ( 2.18m x 3.48m max )

Having carpeted flooring, radiator, ceiling light point, built in wardrobes, double glazed window to the rear aspect.

### Bedroom 3

6' 10" x 8' 2" ( 2.08m x 2.49m )

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

### Bathroom

Having a WC, hand wash basin with storage under, bathtub, chrome towel radiator, ceiling light point, laminate flooring, double glazed frosted window to the front aspect.

## Outside

### Garage

8' 8" x 14' 7" ( 2.64m x 4.45m )

Accessible from the side of the property with an up and over door.

### Front

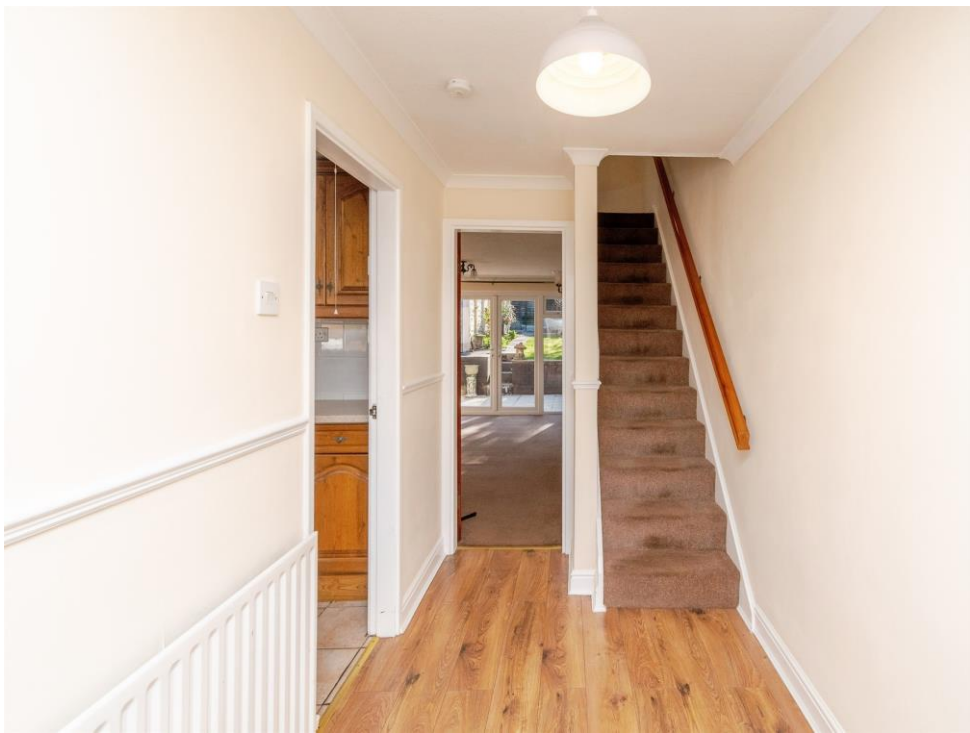
Having a laid to lawn area and driveway suitable for multiple vehicles, with side access to the property under a car port and access to the garage.

### Rear

Being a large enclosed rear garden with laid to lawn area and patio area to the rear, with access to the detached garage.

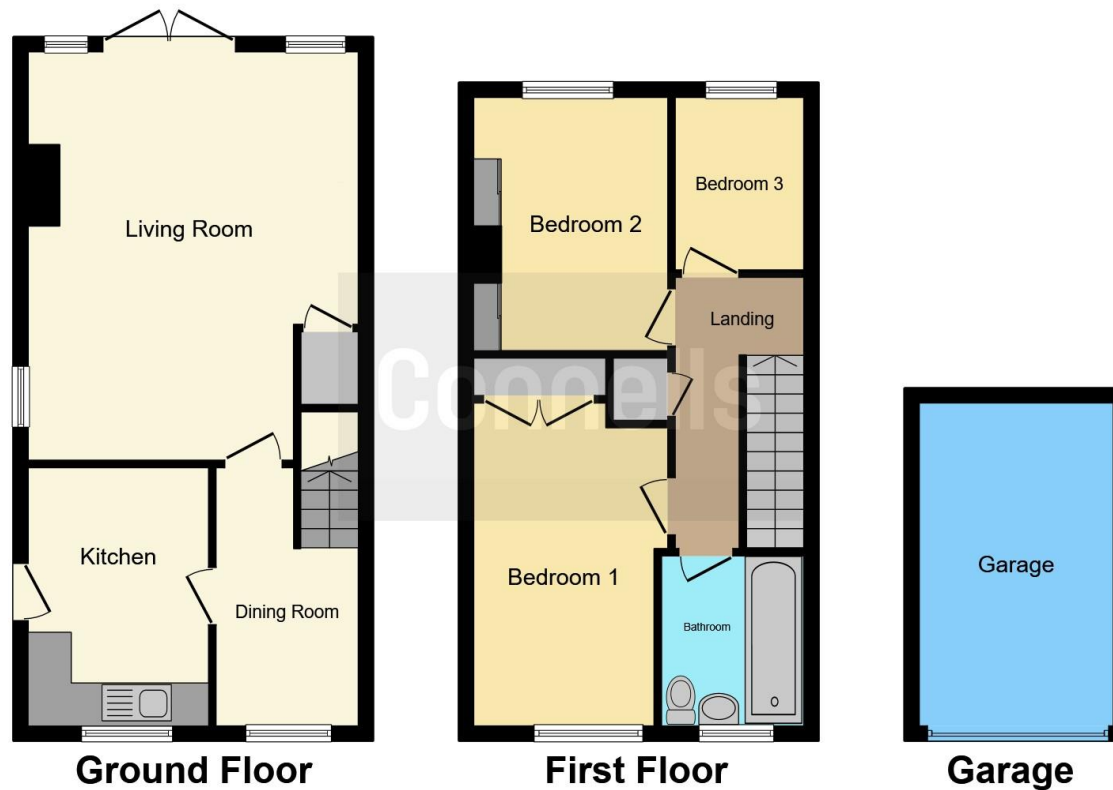












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK107931](http://connells.co.uk/Property/CNK107931)**



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