



Connells

Bond Way
Hednesford, Cannock

Bond Way Hednesford, Cannock, WS12 4SW

for sale offers over
£240,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this WELL PRESENTED SEMI DETACHED FAMILY HOME located in Hednesford, Cannock. Being in a quiet location and boasting THREE BEDROOMS, GUEST WC, UTILITY ROOM, GARAGE and much more. A perfect opportunity to make this your family home.

To the Ground Floor the property briefly comprises of an entrance hallway leading through to the generous open plan living and dining room offering modern living with plenty of space for furniture. The kitchen comes fully fitted, with the utility room offering additional storage and space for appliances. Also having a guest WC and conservatory to conclude the ground floor living space.

To the First Floor having THREE generous bedrooms and a modern shower room.

Externally benefiting from having a brick paved driveway suitable for multiple vehicles, access to the garage and a land scaped rear garden with laid to lawn and patio area.

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 Hallway

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

Living Room

12' 5" x 11' 10" max (3.78m x 3.61m max)

Having laminate flooring, radiator, ceiling light point, two wall lights, fire place and surround, double glazed window to the front aspect, open plan access to dining room.

Dining Room

9' 9" x 7' 4" max (2.97m x 2.24m max)

Having laminate flooring, ceiling light point, radiator, door to kitchen, double glazed french doors in to the conservatory, space for dining furniture.

Kitchen

9' 6" x 7' 4" (2.90m x 2.24m)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, integrated oven with electric hob above, integrated fridge, extractor hood, sink with drainer, space and plumbing for appliances, tiled splashbacks, tiled flooring, radiator, ceiling light point, door to storage cupboard and door to living room.

Utility Room

10' 5" x 7' 3" (3.17m x 2.21m)

Having laminate flooring, ceiling light point, space and plumbing for appliances, wall and base units with laminate worktops over, radiator, double glazed window and door to the rear aspect.

Conservatory

12' 3" x 7' 10" (3.73m x 2.39m)

Having double glazed windows surrounding with french doors leading to the rear garden, tiled flooring, radiator, wall light, french doors to the dining area.

Guest WC

Having fully tiled walls, laminate flooring, ceiling light point, floating hand wash basin, WC, radiator, double glazed window to the side aspect.

Garage

First Floor

Landing

Having carpeted flooring, ceiling light point, loft hatch access, radiator, doors to bedrooms and shower room.

Bedroom 1

10' 5" x 9' 1" (3.17m x 2.77m)

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

Bedroom 2

9' 10" x 9' 2" (3.00m x 2.79m)

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

Bedroom 3

7' 5" x 6' 10" (2.26m x 2.08m)

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

Shower Room

Having a WC, hand wash basin unit with storage, corner shower cubicle with shower above, chrome towel radiator, laminate flooring, ceiling light point, double glazed window to the rear aspect.

Outside

Front

Having a generous brick paved driveway suitable for multiple vehicles, access to the front entrance door and garage.

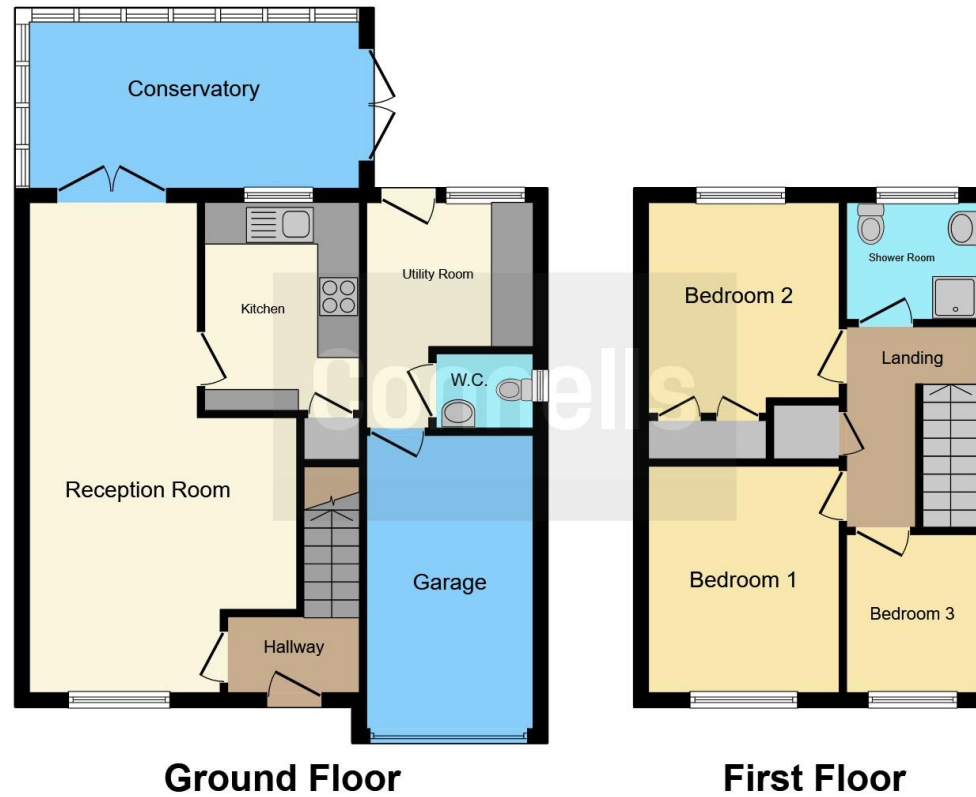
Rear

Being an enclosed rear garden with laid to lawn area and patio area with various plants and shrubbery.









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: D

Tenure: Freehold

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Property Ref: CNK107962 - 0001