



Connells

Hednesford Road
Heath Hayes, Cannock



Property Description

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

To the Ground Floor the property briefly comprises of an entrance hall providing access to the front reception room with open double doors leading through to the living room, making this space bright and versatile. From here leading through to the galley kitchen and the downstairs toilet.

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

Externally benefiting from having a large enclosed rear garden, off road parking to the rear and a separate garage.

Perfectly located close to Mcarthurglen designer outlet offering a range of prestigious & luxury brands, plus a variety of popular bars & restaurants. Within close proximity also sits Cannock Town Centre offering a mix of independent bars & cafes, traditional market stalls & both local & national bus & train services. The property also benefits from being close to the well known & tranquil Cannock Chase and having excellent commuter benefits including A460, A5 & M6.

Ground Floor

Entrance Hall

Having a UPVC front entrance door, laminate flooring, ceiling light point, stairs to first floor, door to reception room.

Reception Room

9' 2" x 13' 1" (2.79m x 3.99m)

Having carpeted flooring, radiator, ceiling light point, fire place with surround, double glazed window to the front aspect, door to storage cupboard, double doors into living room.

Living Room

12' 2" x 12' 8" (3.71m x 3.86m)

Having carpeted flooring, gas fire place, ceiling light point, radiator, double glazed window to the rear aspect, door to the kitchen.

Kitchen

6' 8" x 12' 3" (2.03m x 3.73m)

Being a fully fitted kitchen with a range of wall base and drawer units with laminate worktops over, integrated oven with four ring gas hob above, extractor fan, space and plumbing for appliances, double sink with drainer, tiled splashbacks, tiled flooring, ceiling light point, double glazed window to the side aspect.

Guest WC

Having a WC, tiled flooring, ceiling light point, double glazed window to the rear aspect.

First Floor

Landing

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

Bedroom 1

12' 1" x 11' 5" max (3.68m x 3.48m max)

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

Bedroom 2

6' 5" x 15' 7" (1.96m x 4.75m)

Having carpeted flooring, ceiling light point, radiator, two double glazed windows to the side and rear aspects.

Bedroom 3

8' 5" x 8' 4" max (2.57m x 2.54m max)

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

Bathroom

Having a WC, hand wash basin, bathtub with shower over, glass shower screen, radiator, tiled splashbacks, ceiling light point, carpeted flooring, double glazed window to the side aspect.

Outside

Garage

Front

Having gated access to the front entrance door, and gated access to the rear garden.

Rear

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









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: E Council Tax
 Band: A

Tenure: Freehold

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