



**Connells**

Broadway  
Hednesford, Cannock



# Broadway Hednesford, Cannock, WS12 4HP

for sale offers over  
**£270,000**



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic SEMI DETACHED family home located in Hednesford, Cannock. OFFERING FOUR BEDROOMS, MULTIPLE RECEPTION ROOMS, DRIVEWAY, GARAGE and much more.

To the Ground Floor the property briefly comprises of an entrance hallway leading through to both reception rooms, offering space for both living and dining furniture. From there the kitchen, conservatory and utility rooms can be accessed. The kitchen comes fully fitted with modern units, with the utility room and conservatory offering additional space for appliances. Also offering a sought after Guest WC.

To the First Floor having FOUR bedrooms and a FOUR PIECE family bathroom.

Externally benefiting from having a driveway suitable for multiple vehicles, an extensive rear garden and a sizeable garage which can be accessed from the front and rear.

The property is well placed to provide easy access to Hednesford town centre which offers a wide range of amenities with both local & national bus and train services available. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

## Ground Floor

### Entrance Hall

Having a composite front entrance door leading to the hallway, carpeted flooring, radiator, ceiling light point, stairs leading to first floor and door to reception room.

### Reception Room

13' 1" x 12' 7" max ( 3.99m x 3.84m max )

Having carpeted flooring, ceiling light point, radiator, electric feature fireplace, storage cupboards below, door to living room.

### Living / Dining Room

16' 4" x 10' 8" max ( 4.98m x 3.25m max )

Having laminate flooring, ceiling light point, radiator, original open fire, single glazed window to the rear aspect, open doorway to kitchen, door leading to pantry, space for dining or living furniture.

### Kitchen

5' 1" x 9' 1" ( 1.55m x 2.77m )

Being a fully fitted kitchen with a range of wall base and drawer units with laminate worktops over, sink with drainer, tiled splashbacks, extractor hood, four ring gas hob, integrated electric oven and grill, ceiling spotlights, laminate flooring, space and plumbing for appliances, double glazed window to the side aspect and door leading to conservatory.

## Utility Room / WC

5' 1" x 5' 2" ( 1.55m x 1.57m )

Having tiled flooring and walls, ceiling light point, hand wash basin, WC, laminate worktops with space and plumbing for appliances beneath, wall cabinets for utility purposes, double glazed window to the rear aspect.

## Conservatory

6' 8" x 12' 7" ( 2.03m x 3.84m )

Having carpeted flooring, base and drawer units for utility purposes, wall light, double glazed windows surrounding, door leading to the rear garden,

## Garage

10' 4" x 22' 9" ( 3.15m x 6.93m )

Having double wooden doors opening outwardly, double glazed window and door to the rear aspect.

## First Floor

## Landing

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

## Bedroom 1

16' 7" x 11' 1" max ( 5.05m x 3.38m max )

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

## Bedroom 2

10' 5" x 11' 1" ( 3.17m x 3.38m )

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

## Bedroom 3

8' 2" x 10' 9" max ( 2.49m x 3.28m max )

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

## Bedroom 4

10' 5" x 7' 5" max ( 3.17m x 2.26m max )

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

## Bathroom

Having a hand wash basin, WC, bathtub, separate shower cubicle, vinyl flooring, partially tiled walls, radiator, ceiling light point, double glazed window to the rear aspect.

## Outside

## Front

Having a paved driveway area suitable for multiple vehicles and laid to lawn area, with gates side access and access to the garage.

## Rear

Having a paved patio area and extensive laid to lawn area with garden sheds to the rear.

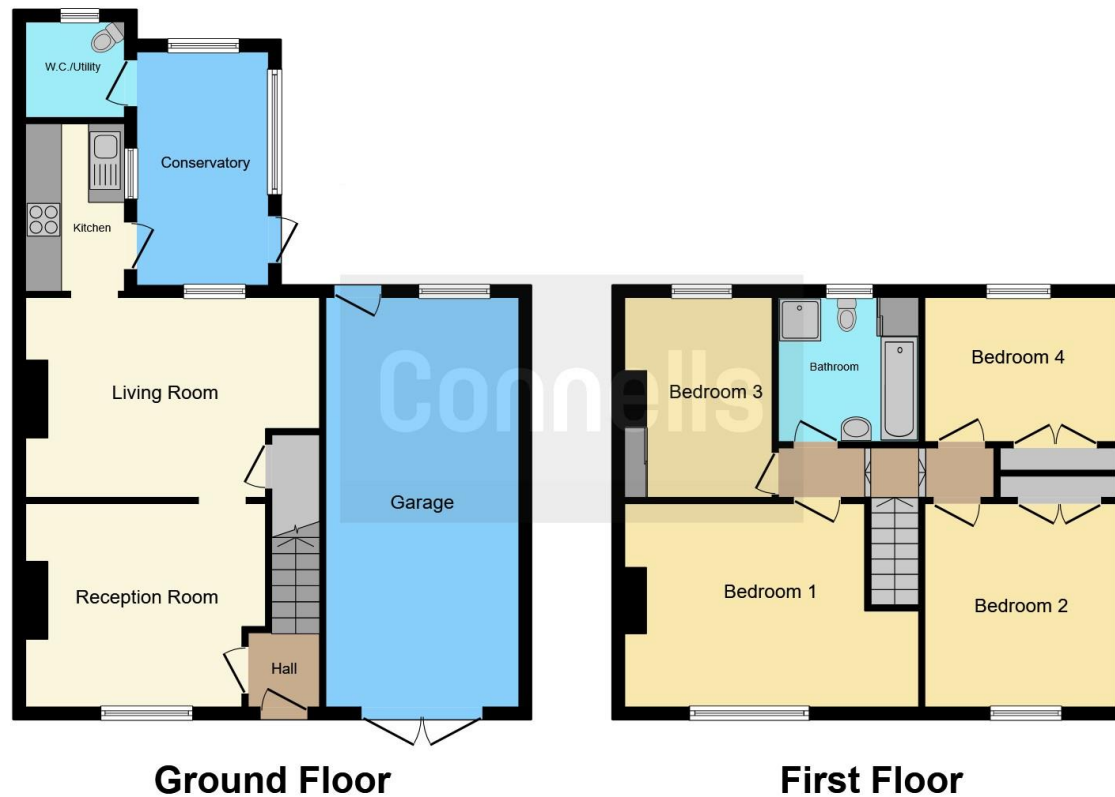












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**T 01543 500923**  
**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK107970](http://connells.co.uk/Property/CNK107970)**



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