



Connells

Cooke Way
Hednesford, CANNOCK

Cooke Way Hednesford, Cannock, WS12 4FU

For sale offers over
£240,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic THREE BEDROOM END OF TERRACE property located in Hednesford, Cannock. Well presented and modern throughout with so much to offer, a fantastic property for first time buyers or growing families!

To the Ground Floor the property briefly comprises of an entrance hall leading to the Guest WC and lounge. Through the lounge the open plan kitchen diner can be accessed, both rooms being generous in size and modern with plenty of room for furniture and appliances, with french doors to the rear leading out to the garden.

To the First Floor having THREE bedrooms with an En-suite to the master and a family bathroom.

Externally benefiting from having a driveway, front garden and enclosed rear garden perfect for entertaining.

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, close to local amenities, having excellent transport links and being situated within a good school catchment area.

Ground Floor

Entrance Hall

Having a composite front entrance door, laminate flooring, ceiling light point, door to guest WC and lounge, stairs to first floor.

Lounge

11' 8" x 16' 5" max (3.56m x 5.00m max)

Having laminate flooring, ceiling light point, radiator, double glazed windows to the front and side aspects, door to kitchen.

Kitchen

15' 2" x 10' 8" max (4.62m x 3.25m max)

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, extractor hood, space and plumbing for appliances, space for fridge / freezer, sink with drainer, tiled splashbacks, two ceiling light points, radiator, space for dining furniture, door to storage cupboard, double glazed window and french doors to the rear aspect.

Guest WC

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

First Floor

Landing

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

Bedroom 1

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

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

En-Suite

Having a WC, hand wash basin, shower cubicle, tiled splashbacks, vinyl flooring, ceiling light point, radiator, double glazed window to the side aspect.

Bedroom 2

8' 2" x 9' 8" (2.49m x 2.95m)

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

Bedroom 3

6' 4" x 8' 8" (1.93m x 2.64m)

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 over, glass shower screen, radiator, tiled splashbacks, ceiling light point, double glazed window to the rear aspect.

Outside

Front

Having a brick paved driveway suitable for multiple vehicles and laid to lawn front garden with gated access to the rear.

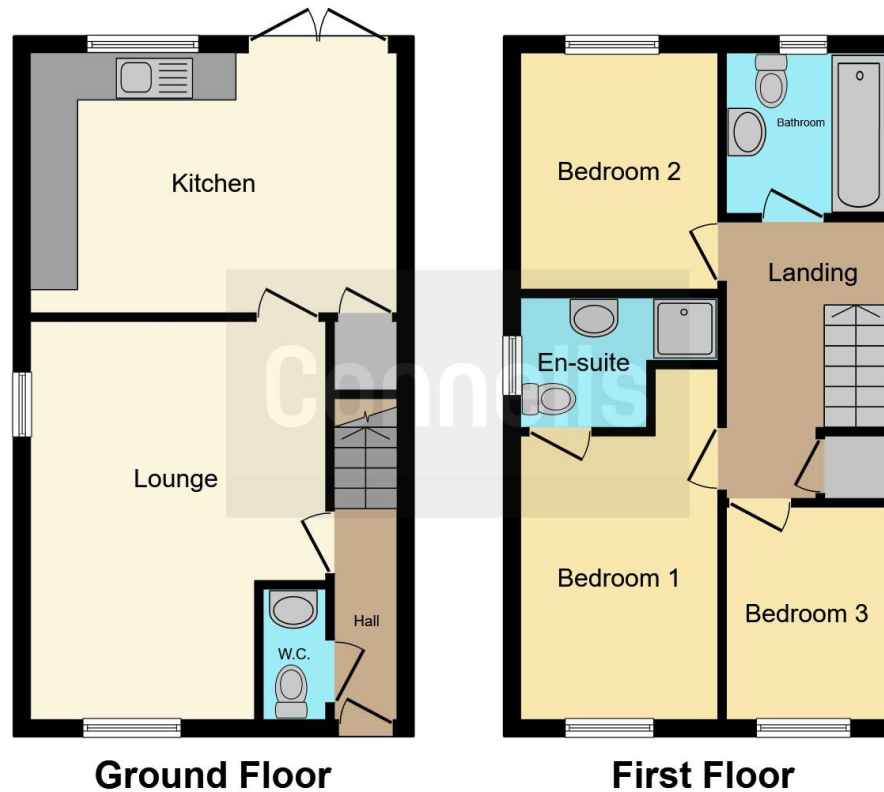
Rear

Being an enclosed rear garden with decking, patio and laid to lawn areas.









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

To view this property please contact Connells on

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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CNK108025



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Property Ref: CNK108025 - 0001