



Connells

Green Heath Road
Hednesford, Cannock

Green Heath Road Hednesford, Cannock, WS12 4AQ

For sale offers over
£400,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market FOR SALE this fantastic DETACHED FAMILY HOME located in Hednesford, Cannock. WITH SO MUCH TO OFFER - DRIVEWAY PARKING, THREE/FOUR BEDROOMS, TWO BATHROOMS, OUTBUILDING... and so much more...

To the Ground Floor the property briefly comprises of an entrance hall leading to the dining room, living room, kitchen, conservatory, shower room and additional reception room which could be utilised as a FOURTH bedroom. The kitchen comes fully fitted, with ample amount of space for appliances with a utility area to the rear of the property also.

To the First Floor having THREE BEDROOMS and a family bathroom.

Externally benefiting from having a gated driveway suitable for multiple vehicles, and a large enclosed rear garden ideal for entertaining with an outbuilding currently being utilised as a shed and bar.

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 and having excellent transport links and benefits.

Ground Floor

Entrance Hall

Having a wooden entrance door into hallway, tiled flooring, ceiling light point, radiator, stairs to first floor, door to storage cupboard.

Living Room

16' x 12' (4.88m x 3.66m)

Having a double glazed bay window, laminate flooring, radiator, ceiling spotlights.

Kitchen

11' 8" x 9' 6" (3.56m x 2.90m)

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

Dining Room

7' 8" x 15' 2" (2.34m x 4.62m)

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

Reception Room 3 / Bedroom 4

8' 9" x 11' 11" (2.67m x 3.63m)

Having a double glazed window to the rear aspect, laminate flooring, centre light

Conservatory

11' 3" x 5' 3" (3.43m x 1.60m)

Having tiled flooring, solid roof, double glazed door to the rear aspect.

First Floor

Landing

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

Bedroom 1

17' 8" x 9' (5.38m x 2.74m)

Having a double glazed window to the rear aspect, carpeted flooring, radiator, fitted wardrobes, LED lighting.

Bedroom 2

11' 11" x 8' 8" (3.63m x 2.64m)

Having a double glazed window to the front aspect, carpeted flooring, radiator, LED lighting.

Bedroom 3

8' 8" x 11' 10" (2.64m x 3.61m)

Having a double glazed window to the front aspect, carpeted flooring, Eaves storage, radiator, LED lighting

Bathroom

Having a double glazed window to the side aspect, laminate flooring, electric shower cubicle, hand wash basin, WC, chrome towel radiator, tiled splashbacks.

Outside

Front

Having gated access onto tarmaced driveway suitable for multiple vehicles.

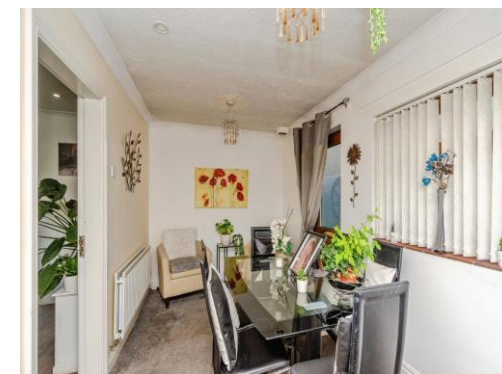
Rear

Having a small patio area and pathway with laid to lawn and access to outbuilding with pergola area currently housing a hot tub.

Outbuilding

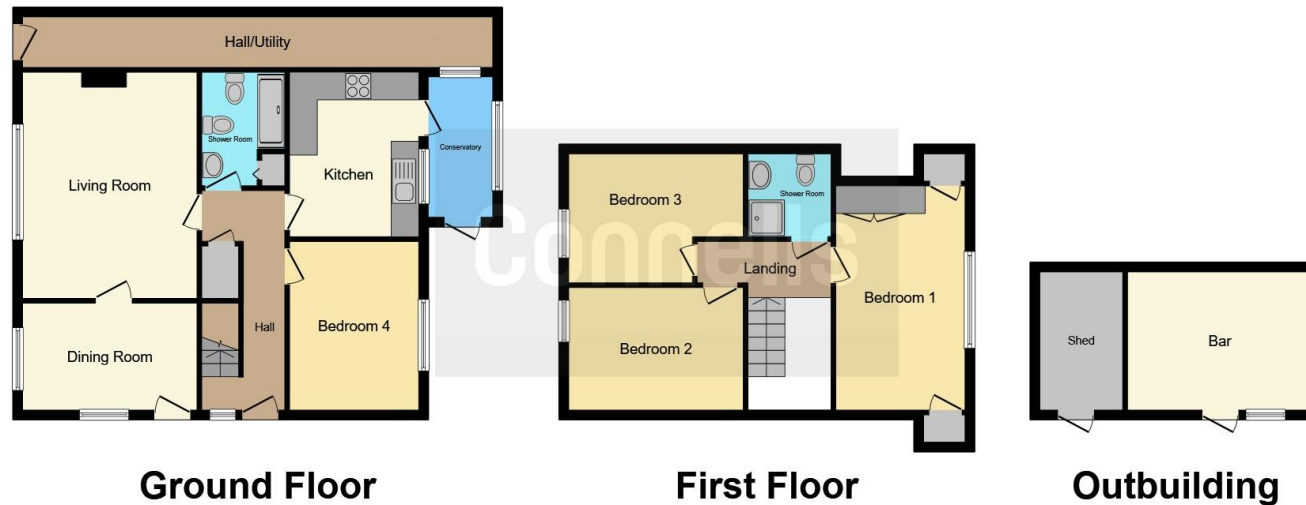
19' x 19' 6" (5.79m x 5.94m)

Currently being utilised as a shed and bar with doors to both 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

T 01543 500923
E cannock@connells.co.uk

10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CNK107679



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CNK107679 - 0001