



Connells

Hill Street
Hednesford, Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this THREE BEDROOM SEMI DETACHED property located in Hednesford, Cannock. A fantastic opportunity for FIRST TIME BUYERS!

To the Ground Floor the property briefly comprises of an entrance porch and hallway, leading through to the spacious living room and kitchen / diner. The living room has a large bay window, allowing plenty of natural lighting in to the property. The kitchen comes fully fitted with stunning modern units and integrated appliances for a sleek and orderly finish. Also offering space for dining furniture with double glazed french doors opening up on to the vast rear garden. A shower room to the rear completes the Ground Floor.

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

Externally benefiting from having a driveway suitable for multiple vehicles and an extensive enclosed rear garden.

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 Porch

Having a UPVC front entrance door into porch, laminate flooring, double glazed windows to the front and side aspects.

Entrance Hallway

Having laminate flooring, ceiling light point, radiator, stairs to first floor, door to storage cupboard, doors to living room and kitchen.

Living Room

17' 2" x 12' 4" max (5.23m x 3.76m max)

Having laminate flooring, gas fire place and surround, ceiling light point, wall lights, ceiling spotlights, radiator, double glazed bay window to the front aspect.

Kitchen / Diner

17' 9" x 12' 1" (5.41m x 3.68m)

Being a fully fitted kitchen with a range of modern base, drawer and wall units with laminate worktops over, sink with drainer, integrated oven, integrated microwave, induction hob, space for fridge / freezer, breakfast bar area, space for dining furniture, two ceiling light points, radiator, double glazed window to the rear aspect, open archway leading to shower room.

Shower Room

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

First Floor

Bedroom 1

12' 2" x 11' 2" max (3.71m x 3.40m max)

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

Bedroom 2

11' 11" x 10' 11" max (3.63m x 3.33m max)

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

Bedroom 3

12' 6" x 6' 7" max (3.81m x 2.01m max)

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

Shower Room

Having a WC, hand wash basin, walk in shower cubicle, fully tiled walls and flooring, ceiling light point, heated towel radiator, double glazed window to the front aspect.

Outside

Front

Having a paved patio area suitable for off road parking for multiple vehicles.

Rear

Being a large enclosed rear garden with paved patio areas and laid to lawn areas with mature trees and shrubbery surrounding, with outbuildings.









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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10-12 Wolverhampton Road
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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