



**Connells**

High Mount Street  
Hednesford, Cannock

# High Mount Street Hednesford, Cannock, WS12 4BN

For sale offers in the region of  
**£185,000**



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this END OF TERRACE property located in Hednesford, Cannock. BOASTING THREE / FOUR BEDROOMS, LOFT ROOM, ON STREET PARKING, MODERN KITCHEN & BATHROOM and so much more!

To the Ground Floor the property briefly comprises of a generous living room with the stairs to the First Floor centralised and with windows to all aspects allowing plenty of light into the property. The kitchen comes fully fitted with modern units and space for additional appliances. To the rear of the Ground Floor is an inner hallway and a modern family bathroom.

To the First Floor having three bedrooms with an additional bedroom on the Second Floor accessible via the second bedroom.

Externally benefiting from having on street parking and an enclosed rear garden.

This property is perfectly located in a popular 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

### Living Room

11' 2" x 24' 7" ( 3.40m x 7.49m )

Having laminate and carpet flooring, ceiling spotlights, central stairs to first floor, electric fire and multi fuel open coal fire with surrounds, space for dining and living furniture, composite entrance door to the front aspect, double glazed windows to the front, side and rear aspects, open archway into kitchen.

### Kitchen

6' 4" x 8' ( 1.93m x 2.44m )

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops over, sink with drainer, extractor hood with stainless steel splashback, space and plumbing for appliances, tiled walls, tiled flooring, designer wall radiator, ceiling spotlights, double glazed window to the side aspect, open archway into the inner hallway.

## Inner Hallway

Having tiled flooring, UPVC door to the side aspect, door to bathroom.

## Bathroom

Having a WC, hand wash basin, bathtub with shower above, glass shower screen, fully tiled walls and flooring, double glazed window to the side aspect.

## First Floor

### Landing

Having carpeted flooring, ceiling light point, doors to bedrooms 1 and 2

### Bedroom 1

11' 5" x 10' 2" ( 3.48m x 3.10m )

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

### Bedroom 2

11' 3" x 10' 9" ( 3.43m x 3.28m )

Having carpeted flooring, ceiling spotlights, radiator, door to bedroom 3, stairs to loft room, double glazed window to the rear aspect.

### Bedroom 3

7' x 8' ( 2.13m x 2.44m )

Having carpeted flooring, ceiling light point, radiator, double glazed window to the side aspect, boiler housing.

### Loft Room

Having carpeted flooring, ceiling light point, velux window.

## Outside

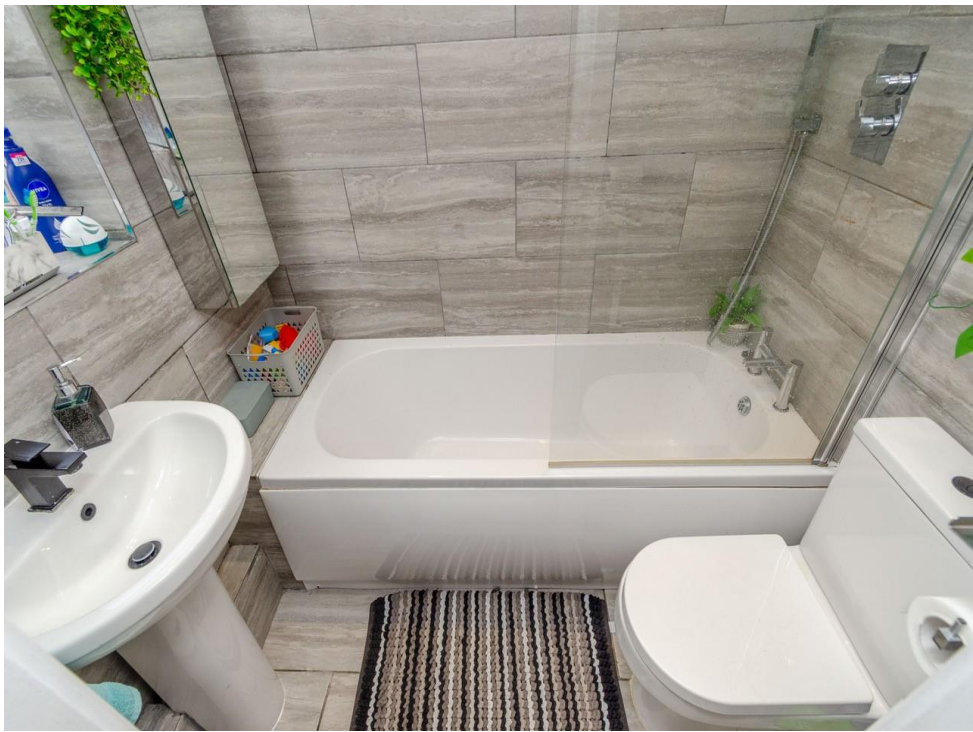
### Front

Having on street parking.

### Rear

Being an enclosed rear garden with small patio and graveled areas and steps up to laid to lawn area.









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)

To view this property please contact Connells on

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10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online** [connells.co.uk/Property/CNK108353](http://connells.co.uk/Property/CNK108353)



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