



Connells

Bluebell Close
Hednesford, Cannock

Bluebell Close Hednesford, Cannock, WS12 4AG

For sale offers over
£110,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this ONE BEDROOM MAISONETTE located in Hednesford, Cannock.

Being welcomed into the Ground Floor via the entrance hall with doors to all living areas. The kitchen comes fully fitted with modern units and ample amount of space for appliances. The living room and dining room give a sense of open plan living, with the dining room originally being a second bedroom. Concluding the property is a bedroom and shower room.

Externally benefiting from having a communal garden space and allocated parking.

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, carpeted flooring, ceiling light points, wall heater, doors to all rooms, doors to storage cupboards.

Living Room

12' 4" x 11' 4" max (3.76m x 3.45m max)

Having carpeted flooring, ceiling light point, two wall lights, double glazed windows to the side and front aspects, open archway into dining room.

Dining Room

7' 2" x 8' 8" (2.18m x 2.64m)

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

Kitchen

7' 5" x 11' 1" (2.26m x 3.38m)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, sink with drainer, space and plumbing for appliances, space for fridge / freezer, integrated oven with induction hob above, tiled splashbacks, laminate flooring, ceiling light point, double glazed window to the side aspect.

Bedroom 1

11' 1" x 10' 4" max (3.38m x 3.15m max)

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

Shower Room

Having a WC, hand wash basin with storage below, corner shower cubicle with shower above and glass shower screen doors, partly tiled walls, laminate flooring, ceiling light point, double glazed window to the rear aspect.

Outside

Having a communal garden space and allocated parking for one vehicle.









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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10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating: C

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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