



Connells

Noble Road
Hednesford, Cannock

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Hednesford, Cannock, WS12 4RW

For sale offers over
£340,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this beautiful DETACHED THREE BEDROOM EX SHOWHOME property located in Hednesford, Cannock. Beautiful and bright throughout, with modern touches and having a fantastic living space.

To the Ground Floor the property briefly comprises of an entrance hallway leading through to the greatly desired Guest WC and the living room. The hallway also leads through to the kitchen / diner, both of these spaces being generous in size with modern decor throughout. The kitchen / diner comes fully fitted with modern units and integrated appliances for a sleek and orderly finish, with space for dining furniture also.

To the First Floor having three bedrooms, with an En-Suite to the master bedroom, a family bathroom and access to the loft space

Externally benefiting from having a driveway, detached garage and enclosed rear garden.

This property is perfectly located in a desirable area within walking distance & views of Cannock Chase. The property also benefits from being close to Beaudesert Golf Club, the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history, local amenities, transport links and schools.

Ground Floor

Entrance Hall

Having karndean flooring, door to WC, stairs to first floor, understairs storage cupboard, doors to the lounge and kitchen, ceiling light point and radiator

Guest W/C

Having a double glazed window to the front, WC, hand wash basin, tiled splashbacks, karndean flooring, ceiling light point, radiator.

Living Room

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

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

Kitchen / Dining Room

14' 7" max x 12' 4" max (4.45m max x 3.76m max)

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops over, integrated appliances including oven with four ring gas hob, fridge / freezer, extractor hood, dishwasher, stainless steel sink with drainer, breakfast bar, ceiling spotlights, karndean flooring, double glazed window and french doors to the rear aspect, radiator, space for dining furniture. There are a further two ceiling lights in the dining area and door to the utility room

Utility Room

5' 4" x 5' 9" (1.63m x 1.75m)

Having base storage units with laminate work surface over, sink and drainer and plumbing for washing machine. There is access to the driveway via the side door

First Floor

Landing

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

Bedroom 1

12' 6" x 11' 4" (3.81m x 3.45m)

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

Ensuite

Having a WC, wash hand basin, double shower cubicle with mains overhead shower, glass shower screen, fully tiled walls and radiator

Bedroom 2

13' 6" max x 9' 2" max (4.11m max x 2.79m max)

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

Bedroom 3

8' 10" max x 8' 11" max (2.69m max x 2.72m max)

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

Bathroom

Having a double glazed front window to the front aspect, WC, bath with mains shower over and glass shower screen, wash hand basin, chrome radiator and part tiled walls

Outside

Front

Having a driveway, EV charging point and access to the detached garage

Rear

Being an enclosed rear garden with laid to lawn and gated access to the side

Garage

20' 4" x 10' 10" (6.20m x 3.30m)

Having an up and over door, power, lighting and a pitched roof providing extra storage









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: B Council Tax
 Band: D

Tenure: Freehold

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Property Ref: CNK108437 - 0001