



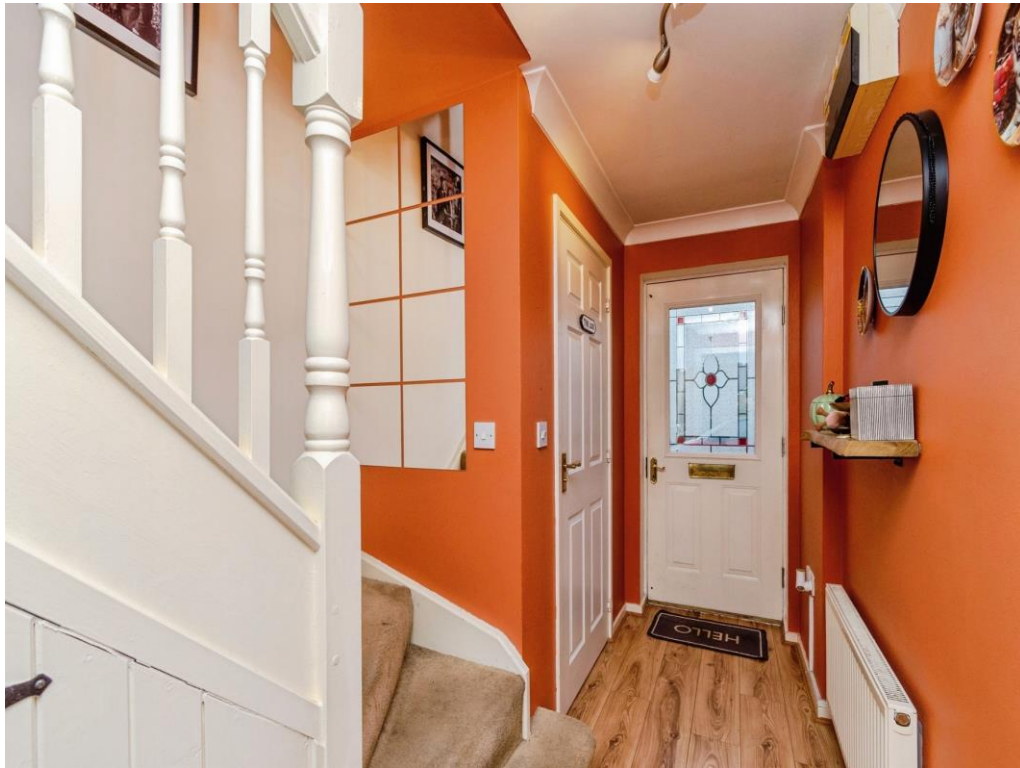
Connells
01543 500 823
FOR SALE

Connells

Haymaker Way
Wimblebury, Cannock

Haymaker Way Wimblebury, Cannock, WS12 0FU

For sale offers in excess of
£240,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic THREE BEDROOM SEMI DETACHED property located in Wimblebury, Cannock.

To the Ground Floor the property briefly comprises of an entrance hallway leading through to the Guest WC, living room and kitchen. The kitchen comes fully fitted with space for appliances, with the living room offering ample space for both living and dining furniture. French doors open up onto the rear garden, adding plenty of natural lighting into the property.

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

Externally benefiting from having driveway parking and both front and rear gardens.

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, Primary & Secondary schools and Cannock Town Centre offering a wide range of amenities, small businesses and traditional markets. Commuter benefits include having both Local & National Bus and Train services available.

Ground Floor

Entrance Hallway

Having a composite front entrance door into hallway, laminate flooring, ceiling light point, radiator, door to guest WC, stairs to first floor, door to kitchen and living room.

Guest WC

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

Kitchen

9' 10" x 7' (3.00m x 2.13m)

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops across, sink with drainer, integrated oven with four ring gas hob above, extractor fan, space and plumbing for appliances, space for fridge / freezer, radiator, tiled splashbacks, tiled flooring, radiator, ceiling light point, double glazed window to the front aspect.

Lounge / Diner

15' 8" x 13' 10" (4.78m x 4.22m)

Having carpeted flooring, two ceiling light points, electric fire place with surround, radiator, double glazed windows and french doors to the rear aspect, space for living and dining furniture.

First Floor

Landing

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

Bedroom 1

13' 11" x 12' 1" max (4.24m x 3.68m max)

Having carpeted flooring, ceiling light point, radiator, door to storage cupboard, two double glazed windows to the front aspect.

Bedroom 2

9' 4" x 6' 9" max (2.84m x 2.06m max)

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

Bedroom 3

9' 4" x 6' 9" max (2.84m x 2.06m max)

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

Bathroom

Having a WC, hand wash basin, bathtub with shower above, glass shower screen, vinyl flooring, tiled splashbacks, radiator, ceiling light point, double glazed window to the side aspect.

Outside

Front

Having a tarmaced driveway suitable for multiple vehicles and having a laid to lawn front garden area.

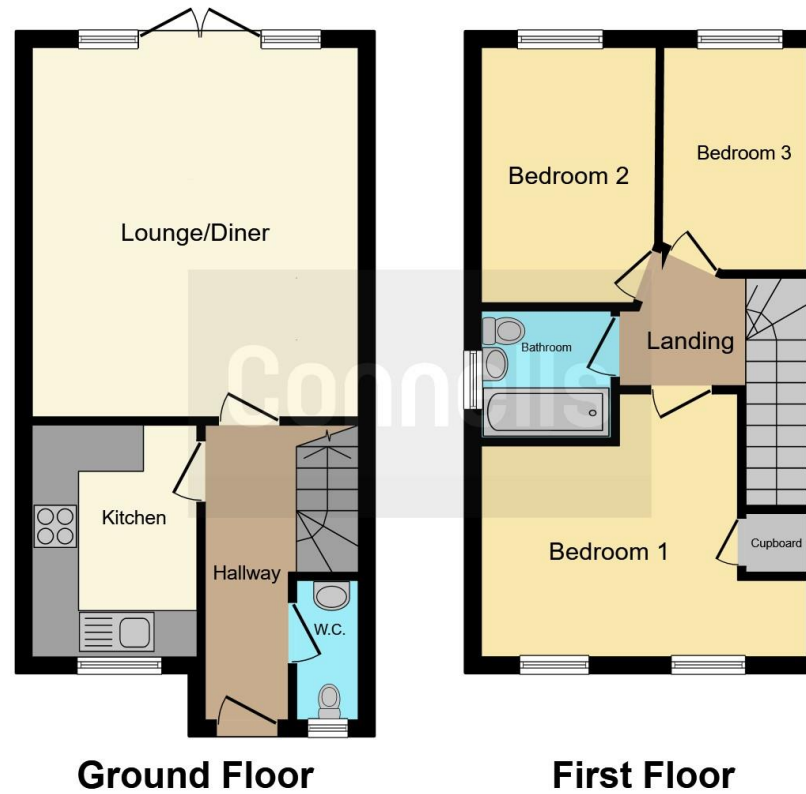
Rear

Being an enclosed rear garden with laid to lawn and graveled area and gated side access.









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/CNK108441



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: CNK108441 - 0001