



Connells

Hednesford Road
Heath Hayes, Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this DETACHED Family Home located in Heath Hayes.

To the Ground Floor briefly comprising of a spacious front lounge complete with an exposed brick feature fireplace and access to the dining room having an attractive walk in bay window adding dimension, shape and influx of natural light to the room. The kitchen comes fully fitted with timeless shaker style units whilst leading to the third reception room, separate utility for access to the much desired guest WC.

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

Externally to the front benefiting from having a driveway to the side and gated side access to the enclosed rear garden complete with laid to lawn and gravel areas with potential for additional parking.

Perfectly located close to Mcarthurglen designer outlet offering a range of prestigious & luxury brands, plus a variety of popular bars & restaurants. Within close proximity also sits Cannock Town Centre offering a mix of independent bars & cafes, traditional market stalls & both local & national bus & train services. The property also benefits from being close to the well known & tranquil Cannock Chase and having excellent commuter benefits including A460, A5 & M6.

Ground Floor

Hallway

Having a double glazed entrance door to the side, stairs to first floor and door to kitchen

Lounge

16' 4" x 14' 7" (4.98m x 4.45m)

Having a double glazed front entrance door, two double glazed windows to the front aspect, exposed brick feature fireplace, spotlights, carpeted flooring and doors to dining room and rear hallway

Dining Room

9' 8" x 14' 1" (2.95m x 4.29m)

Having a double glazed bay window to the front aspect, radiator, wall lights and laminate flooring

Kitchen

10' 8" x 9' 8" (3.25m x 2.95m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and a half bowl sink/drainers, space for appliances, radiator, tiled flooring, double glazed window to the side aspect and doors to utility and reception room

Reception Room

Having a double glazed window to the rear aspect, radiator, wall lights and carpeted flooring

Utility Room

5' 2" x 10' 1" (1.57m x 3.07m)

Having a double glazed window to the rear aspect, plumbing for utility purposes, radiator, ceiling light point, tiled flooring, door to WC and a double glazed door to the rear garden

Guest WC

Having a WC, ceiling light point and tiled flooring

First Floor

Landing

Having a double glazed window to the side aspect and doors to bedrooms and bathroom

Bedroom 1

14' 4" x 14' 1" (4.37m x 4.29m)

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

Bedroom 2

12' 1" x 12' 4" (3.68m x 3.76m)

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

Bedroom 3

10' 8" x 10' 8" (3.25m x 3.25m)

Having a double glazed window to the side aspect, radiator, ceiling light point and carpeted flooring

Bathroom

Having a double glazed window to the rear aspect, WC, wash hand basin, roll top bath, radiator, ceiling light point and vinyl flooring

Outside

Front

Having a front brick wall, driveway to the side and gated side access to the rear garden

Rear

Having a gravel bed with the potential for additional parking, laid to lawn and gated access to the front









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: C

Tenure: Freehold

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