



Connells

Miners Way
Hednesford, Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this perfect THREE BEDROOM MID TERRACE located in Hednesford, Cannock.

To the Ground Floor the property briefly comprises of an entrance porch leading through to the living room and kitchen. Both rooms are generous in size, with the kitchen having modern units and space for dining furniture, with stairs to the first floor.

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

To the Second Floor having the master bedroom with an en-suite and ample amount of storage.

Externally benefiting from having an enclosed rear garden and driveway 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 Porch

Having a composite front entrance door into porch, tiled flooring, radiator, ceiling light point, door to living room.

Living Room

11' 8" x 14' 4" max (3.56m x 4.37m max)

Having real wood flooring, ceiling light point, door to storage cupboard, door to kitchen, double glazed window to the front aspect.

Kitchen

11' 8" x 13' 7" (3.56m x 4.14m)

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops over, double sink with drainer with hot boiler tap, integrated oven, induction hob with extractor above, glass splashback, space for fridge / freezer, space and plumbing for appliances, space for dining furniture, stairs to first floor, ceiling spotlights, double glazed windows and french doors to the rear aspect, tiled flooring with under floor heating.

First Floor

Landing

Having carpeted flooring, ceiling light point, radiator, doors to bedrooms and bathroom, door to storage cupboard.

Bedroom 3

11' 8" x 9' 5" (3.56m x 2.87m)

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

Bedroom 2

11' 8" x 11' 1" max (3.56m x 3.38m max)

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

Bathroom

Having a WC, hand wash basin, bathtub with shower above, tiled flooring, tiled splashbacks, ceiling light point, radiator.

Second Floor

Master Bedroom

8' 2" x 17' 3" (2.49m x 5.26m)

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

En-Suite

Having a WC, hand wash basin, shower cubicle with glass shower screen, chrome towel radiator, tiled flooring, tiled splashbacks, ceiling light point, velux window, access to the walk in wardrobe.

Outside

Front

Having driveway parking with path to front entrance door.

Rear

Being an enclosed rear garden with patio and laid to lawn area and gated access to the rear.









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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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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