



Connells

Wassell Street
Hednesford, Cannock

Wassell Street
Hednesford, Cannock, WS12 4XE

For sale
£235,000



More photos to follow!

Property Description

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

To the Ground Floor the property briefly comprises of an entrance hall leading through to the Guest WC, lounge and kitchen / diner. The kitchen comes fully fitted with modern units and integrated appliances for a sleek and orderly finish, with space for dining furniture and french doors opening up on to the rear garden.

To the First Floor having THREE BEDROOMS with an en-suite to the master and a family bathroom.

Externally benefiting from having a large enclosed landscaped rear garden and driveway parking to the front of the property.

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 Hall

Guest WC

Having a WC, hand wash basin, radiator, tiled splashbacks, ceiling light point.

Lounge

11' 7" x 16' 1" (3.53m x 4.90m)

Having laminate flooring, ceiling light point, door to kitchen, radiator, double glazed windows to the front and side aspects.

Kitchen / Diner

10' 4" x 14' 9" (3.15m x 4.50m)

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops across, stainless steel sink with drainer, integrated oven, four ring gas hob, extractor hood, stainless steel splashback, space and plumbing for appliances, space for fridge / freezer, space for dining furniture, ceiling light point, laminate flooring, door to storage cupboard, double glazed window and french doors to the rear aspect.

First Floor

Landing

Bedroom 1

8' 4" x 11' 7" max (2.54m x 3.53m max)

Having laminate flooring, ceiling light point, radiator, fitted wardrobes, door to en-suite, double glazed window to the front aspect.

En-Suite

Having a WC, hand wash basin with storage below, walk in shower cubicle, tiled splashbacks, laminate flooring, ceiling light point, heated chrome towel radiator, double glazed window to the side aspect.

Bedroom 2

8' 4" x 10' (2.54m x 3.05m)

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

Bedroom 3

8' 7" x 6' 2" (2.62m x 1.88m)

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

Family Bathroom

Having a WC, hand wash basin, bathtub with shower above, glass shower screen, tiled splashbacks, laminate flooring, double glazed window to the rear aspect.

Outside

Front

Having parking suitable for multiple vehicles with pathway leading to front entrance door and side access to the garden.

Rear

Being an enclosed rear garden with laid to lawn area and patio areas ideal for entertaining.

To view this property please contact Connells on

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10-12 Wolverhampton Road
CANNOCK WS11 1AH

EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/CNK108514



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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