



**Connells**

High Mount Street  
Hednesford, Cannock



# High Mount Street Hednesford, Cannock, WS12 4BL

For sale offers over  
**£250,000**



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic SEMI DETACHED THREE BEDROOM property located in Hednesford, Cannock! With so much to offer, could this be your next move?!

To the Ground Floor the property briefly comprises of an entrance porch and hallway leading through to the living room and kitchen / diner. The living room is spacious with ample amount of room for furniture and plenty of natural lighting coming from both the front and side aspects. The kitchen comes fully fitted with integrated appliances for a sleek and orderly finish, with a separate ground floor shower room also.

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

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

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

### Entrance Hall

### Living Room

Having carpeted flooring, ceiling spotlights, log burner, double glazed windows to the front and side aspects, door to kitchen.

### Kitchen / Diner

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over, sink with drainer, integrated oven, space and plumbing for appliances, induction hob, tiled splashbacks, ceiling spotlights, space for dining furniture, door to shower room, door to storage cupboard, double glazed window to the side aspect, double glazed french doors to the rear aspect.

### Shower Room

Having a WC, shower cubicle with shower above and sliding glass doors, heated towel radiator, double glazed window to the side aspect.

## First Floor

### Landing

### Bedroom 1

Having carpeted flooring, ceiling light point, feature fireplace, double glazed windows to the front aspect.

### Bedroom 2

Having laminate flooring, feature fireplace, ceiling light point, radiator, double glazed window to the side aspect.

### Bedroom 3

Having carpeted flooring, ceiling light point, radiator, fitted wardrobes with overhead storage, double glazed window to the side aspect.

## Family Bathroom

Being a four piece bathroom suite with a WC, hand wash basin, free standing bathtub, separate walk in shower with glass sliding doors, tiled flooring, ceiling spotlights, feature radiator, double glazed window to the rear and side aspects.

## Outside

### Front

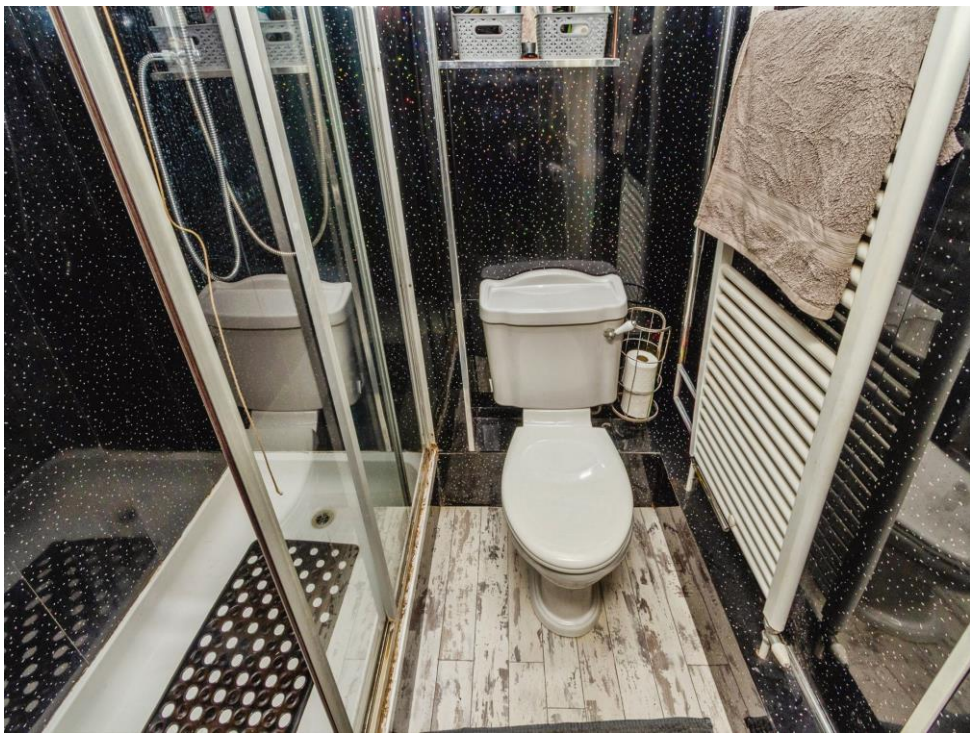
Having a tarmaced driveway to the front of the front of the property with gated side access to the rear garden.

### Rear

Being a large enclosed rear garden with laid to lawn area and off road parking.

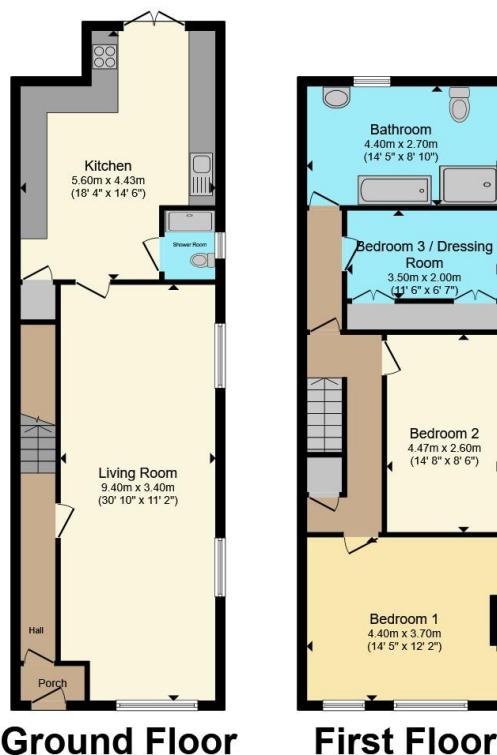












Total floor area 125.6 m<sup>2</sup> (1,352 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK108501](http://connells.co.uk/Property/CNK108501)**



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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