



Connells

Stanley Road
Hednesford, Cannock

Stanley Road
Hednesford, Cannock, WS12 4AX

for sale offers in the region of
£245,000



Ground Floor

Lounge

10' 9" x 14' 9" (3.28m x 4.50m)

Having a double glazed bay window to the front aspect, radiator, ceiling light point, laminate flooring and original skirting, feature fireplace and doors

Dining Room

9' 3" x 10' 6" (2.82m x 3.20m)

Having a radiator, ceiling light point, laminate flooring, space for dining furniture, original skirting, feature fireplace and doors and open access to the kitchen

Kitchen

7' 3" x 18' (2.21m x 5.49m)

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/drain, integrated oven with 4 point gas hobs and extractor hood, tile splash-backs, plumbing for the washing machine, space for appliances, tiled flooring, two double glazed windows to the rear garden and a double glazed door to the rear garden

Shower Room

Having a double glazed window to the side aspect, WC, vanity wash hand basin, shower cubicle, part tiled walls, towel radiator, ceiling light point and tiled flooring



First Floor

Landing

Having carpeted flooring, ceiling light point and doors to bedrooms and WC

Bedroom 1

15' x 10' 9" (4.57m x 3.28m)

Having a double glazed window to the front aspect, radiator, ceiling spotlights, fitted wardrobe/cupboard space, carpeted flooring and original skirting, feature fireplace and doors

Bedroom 2

9' 3" x 10' 3" (2.82m x 3.12m)

Having a double glazed window to the rear aspect, radiator, ceiling light point, carpeted flooring and original skirting, feature fireplace and doors

Bedroom 3

9' 1" x 6' 6" (2.77m x 1.98m)

Having a double glazed window to the side aspect, radiator, ceiling light point, carpeted flooring and original skirting, feature fireplace and doors

W.C

Having double glazed windows to the front and side aspects, vanity WC and wash hand basin, tiled splash-backs, radiator, ceiling light point, storage cupboard and laminate flooring

Outside

Front

Having a gravel driveway suitable for multiple vehicles, carport, paved pathway to front entrance door, laid to lawn and gated access to the rear

Rear

Having a paved patio area, laid to lawn and a variety of mature trees, hedges and floral displays









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: E

view this property online connells.co.uk/Property/CNK107264

Tenure: Freehold



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: CNK107264 - 0002