



R
& L

98 Greenheath Road

Hednesford | WS12 4AU | Offers In The Region Of £185,000

ROYSTON
& LUND

- Semi-detached
- Two reception rooms
- D/S Bathroom and WC
- Freehold
- Council tax band B
- Three double bedrooms
- Sold with no upward chain
- Off street parking
- EPC rating D

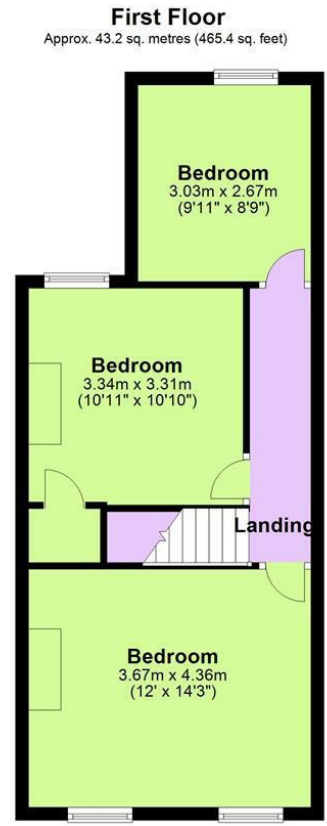




****No Upward Chain**** Royston and Lund are delighted to bring to the market this three bedroom semi-detached property located in Cannock. The property is situated for convenient access into both Wolverhampton and Stafford while only being a short car journey away from the local amenities.

In brief the property comprises an entrance hallway, two reception rooms, kitchen, downstairs bathroom and a separate WC. Upstairs from the landing there are three double bedrooms. To the exterior of the property there is a shared gated driveway and a medium sized garden.

****GARAGE IS NOT OWNED BY LISTED PROPERTY****



Total area: approx. 93.7 sq. metres (1008.3 sq. feet)



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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