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& L

98 Greenheath Road

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

ROYSTON  
& LUND



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



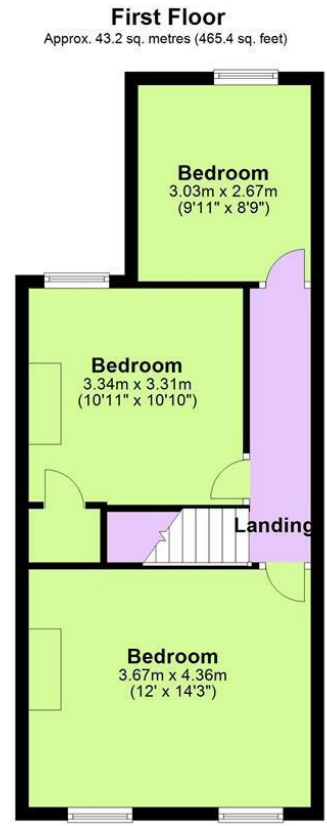




**\*\*No Upward Chain\*\*** Royston and Lund are delighted to bring to the market this three bedroom semi-detached property located in Cannock. The property is situated for convenient access into both Wolverhampton and Stafford while only being a short car journey away from the local amenities.

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

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