



**Keable Homes Ltd**  
Sales & Lettings

## **Stephenson Way**

Hednesford, Cannock, WS12 4AD

- OFFICE/4th BEDROOM GARAGE CONVERSION
- ENSUITE TO MASTER BEDROOM
- REFITTED KITCHEN

**Asking Price Of £250,000**

EPC Rating '68'







## Property Description

Keable Homes Ltd are delighted to bring to market this well presented, three bedroom detached family home in sought after Stephenson Way, Hednesford. The property has undergone some renovation works to include a refitted kitchen with appliances, new decoration and flooring and refitted bathrooms. The garage has also had a partial conversion to include a fourth bedroom with en-suite WC.

The property is located within a quiet cul-de-sac within catchment for good local schools and is a short walk to Hednesford railway station, bus station and high street, where all local amenities including shops, hairdressers, eateries and more are available.

### **APPROACHED VIA -**

a paved footpath past a small lawned front garden leads to the composite front door. To the side is a tarmac driveway leading to an up and over garage door to the reduced size storage area.





### ENTRANCE HALL -

with tiled flooring, a central heating radiator, ceiling light point, electric fuse box and stairs leading up to the first floor. There is a door leading into the living room, and a further door leading into:

### GUEST WC -

having been refitted with a low level WC and wall mounted hand wash basin. The flooring is tiled and there is a tiled splashback. The frosted UPVC double glazed window overlooks the front of the property. There is a ceiling light point and a chrome heated towel radiator.



### LIVING ROOM

(4.67m x 3.34m) - a spacious modern room with laminated flooring, a wall mounted electric fire, ceiling light point and central heating radiator. There is a UPVC double glazed window overlooking the front, and a further door leads through into:

### DINING ROOM

(2.89m x 2.26m) - with laminate flooring, a central heating radiator, ceiling light point and UPVC double glazed patio doors overlooking the rear. There is a spacious storage cupboard under the stairs, and an archway leads through into:

### KITCHEN

(2.89m x 2.13m) - with refitted wall and base units with laminated work surface over. There is an integrated washing machine, dishwasher, electric oven and gas hob with extractor over. There is also a space for a fridge freezer. The UPVC double glazed window overlooks the rear, there is a tiled floor and the boiler is wall mounted.



### BEDROOM FOUR

(2.85m x 2.45m) - being located in the rear of a partially converted garage. The bedroom has a tiled floor with underfloor heating, a ceiling light point, smoke detector alarm and a UPVC double glazed window and door to the side. Internally a further door leads into:

### EN-SUITE WC -

with a tiled floor, low level WC and hand wash basin. There is a ceiling light point.

### GA R A GE -

the remaining part of the garage is for storage and has lighting and power. Due to it being partially converted into bedroom four, the garage will no longer fit a car.







## TO THE FIRST FLOOR -

### BEDROOM ONE

(3.37m x 2.77m) - a double room with laminate flooring, a ceiling light point, central heating radiator and UPVC double glazed window overlooking the front. A further door leads into:

### EN-SUITE SHOWER ROOM

(2.74m x 0.93m) - with a tiled floor and part tiled walls. The single enclosure cubicle houses a mains fed shower, there is a hand wash basin and low level WC. There is a central heating radiator, ceiling light point and the frosted UPVC double glazed window overlooks the side of the property.

### BEDROOM TWO

(3.33m x 2.77m) - a further double room with laminate flooring, a ceiling light point, central heating radiator and a UPVC double glazed window overlooking the rear garden.

### BEDROOM THREE

(2.43m x 2.17m) - a single room with laminate flooring, a ceiling light point, central heating radiator and a UPVC double glazed window overlooking the rear.

### FAMILY BATHROOM

(2.45m x 1.89m) - with a tiled floor and part tiled walls. The panelled bath has an electric shower over, there is a pedestal hand wash basin and low level WC. There is a ceiling light point, central heating radiator, UPVC double glazed window overlooking the front and a useful storage cupboard with shelving.

## TO THE REAR -

the garden is fully enclosed with fencing, and there is a side access gate leading through to the driveway. The garden has a large patio area and has an artificial grass lawn. There are mature shrubs and trees providing privacy.

## PLEASE NOTE -

all measurements are approximate and intended as a guide only. Any prospective buyer should satisfy themselves of their accuracy.

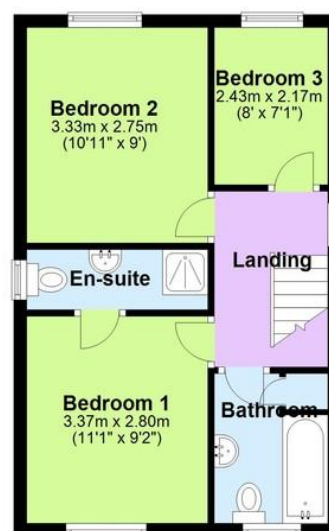
All viewings are subject to appointment via the agents, Keable Homes Ltd.



## Ground Floor



## First Floor



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.