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Sales & Lettings

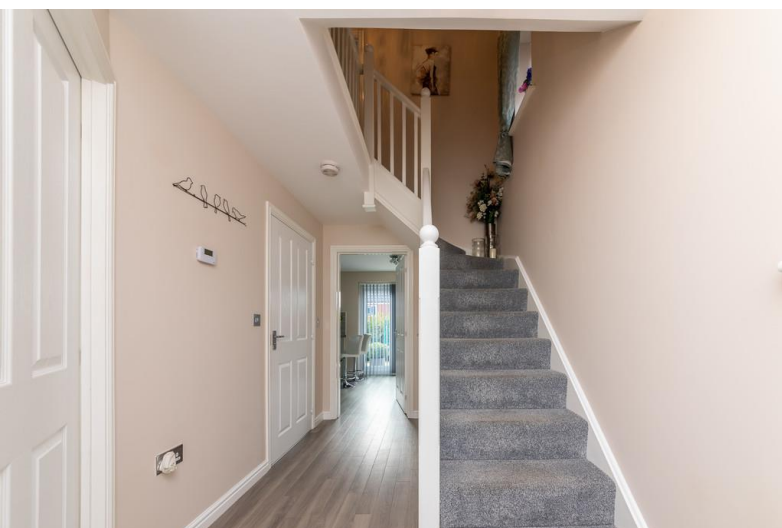
## **Winding House Drive**

Hednesford, Cannock, WS12 4FP

- THREE DOUBLE BEDROOMS
- LARGE KITCHEN DINER
- COSY LIVING ROOM
- GUEST WC

**Asking Price Of £265,000**

EPC Rating '82'



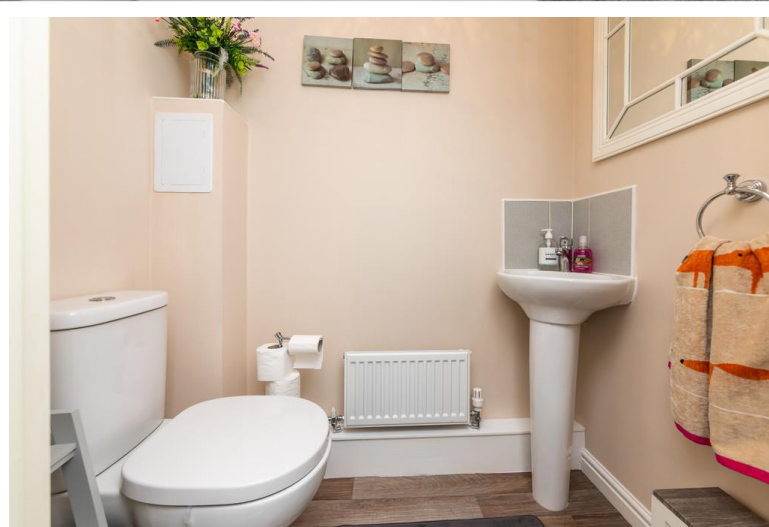




## Property Description

Keable Homes are delighted to bring to market this beautifully presented, three bedroom detached family home in Hednesford. Located on the popular Persimmon Greenwood Valley site, this 'Hatfield' model offers well-proportioned accommodation along with benefiting from a good plot, with a large driveway to the side. It has recently had a fresh coat of paint throughout, and the property is as pristine as it was when brand new in 2017. An early viewing is highly recommended.

The property briefly comprises of a spacious entrance hallway, bright living room and large kitchen diner, as well as a guest WC and utility room to the ground floor, and three double bedrooms, an en-suite to the master bedroom and a family bathroom to the first floor. There is an attractive garden to the front, a driveway for three vehicles leading to the detached garage to the side, and a landscaped garden to the rear.





The estate is still under construction and boasts a children's play area as well as some excellent local walks. Good local schools are close by, and the popular Hednesford town centre boasts supermarkets, eateries, pubs, hairdressers and local shops. The doctor's surgery is a short walk away, as is the train station and bus station, making it an ideal location.

#### **APPROACHED VIA –**

a tarmacadam driveway leads down to the detached garage, and a paved walk way leads through the front garden to the composite front door. The front garden has mature plants and shrubs with low fencing bordering.



#### **ENTRANCE HALLWAY –**

a bright space with a composite door to the front and UPVC double glazed window to the side. The carpeted stairs lead up to the first floor. The flooring is a modern grey laminate, there is a central heating radiator, ceiling light point and a useful under stair storage cupboard.

#### **LIVING ROOM**

(3.94m x 3.73m) – with grey carpeted flooring, a ceiling light point, central heating radiator, wall mounted electric fire and a UPVC double glazed window overlooking the front.



#### **GUEST WC**

(1.63m x 0.84m) – with a modern suite comprising of a low level WC and corner hand wash basin. There is a ceiling light point and a central heating radiator.

#### **KITCHEN DINER**

(5.51m x 2.84m) – a large space with a range of modern wall and base units with laminated work surface over. There is a stainless steel sink and drainer with a mixer tap and an integrated gas hob and electric oven with extractor over. There is space for a fridge freezer and a dishwasher, as well as having a breakfast bar with space for two and ample space for a dining table. There is laminate flooring, a tiled splashback, a central heating radiator and ceiling light points. The UPVC double glazed patio doors open out into the rear garden, the UPVC double glazed window overlooks the rear and a further door opens into:







### UTILITY ROOM

(2.33m x 1.63m) – with base units with a laminate work surface over and stainless steel sink and drainer with mixer tap. The combination boiler is wall mounted and there is space for a washing machine and a tumble dryer. The flooring is laminate, there is a ceiling light point, central heating radiator and a composite side door that opens onto the driveway to the side.

### TO THE FIRST FLOOR –

### LANDING –

a bright open space with a UPVC double glazed window to the side, a ceiling light point. The flooring is carpeted, there is a useful storage cupboard and doors to all three bedrooms and the family bathroom.



### BEDROOM ONE

(3.94m x 3.28m) – a large double room with a UPVC double glazed window overlooking the front. The flooring is carpeted, there is a central heating radiator and a ceiling light point. A further door leads into:

### EN-SUITE SHOWER ROOM

(1.80m x 1.80m) – with a modern white suite comprising of a corner shower cubicle with mains fed shower, there is a pedestal hand wash basin and low level WC. There are tiled splashbacks, a central heating radiator, ceiling light point and frosted UPVC double glazed window overlooking the front.



### BEDROOM TWO

(2.90m x 2.90m) – a double bedroom with carpeted flooring, a ceiling light point, central heating radiator and a UPVC double glazed window overlooking the rear.

### BEDROOM THREE

(2.90m x 2.52m) – a further double room with carpeted flooring, a ceiling light point, a central heating radiator and a UPVC double glazed window overlooking the rear.



### FAMILY BATHROOM

(2.09m x 1.71m) – with a modern white suite comprising of a panelled bath, a pedestal hand wash basin and low level WC. There are tiled splashbacks, a central heating radiator, ceiling light point and a frosted UPVC double glazed window overlooking the side.



### **GARAGE –**

with lighting and electrics, there is an up and over door to the front providing vehicular access.

### **TO THE REAR –**

the garden has been attractively landscaped with a stone slabbed patio area, and the majority laid to lawn with mature trees and shrubs in the borders. A side access gate leads through to the driveway and through to the front of the property.

This property really is impeccably presented and an early viewing is highly recommended as we don't feel this home will be on the market for long.

### **PLEASE NOTE:**

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

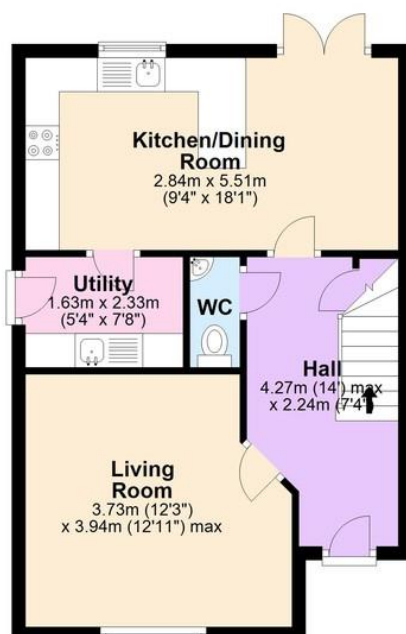
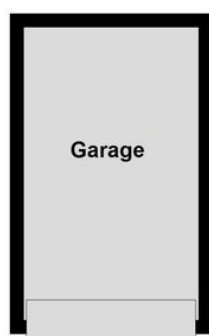
We have been informed by the current owners that the property is freehold, and that all mains services are connected. Your legal representative will confirm this information for you as part of the conveyancing process.

All viewings strictly by appointment only via the agents Keable Homes Ltd.

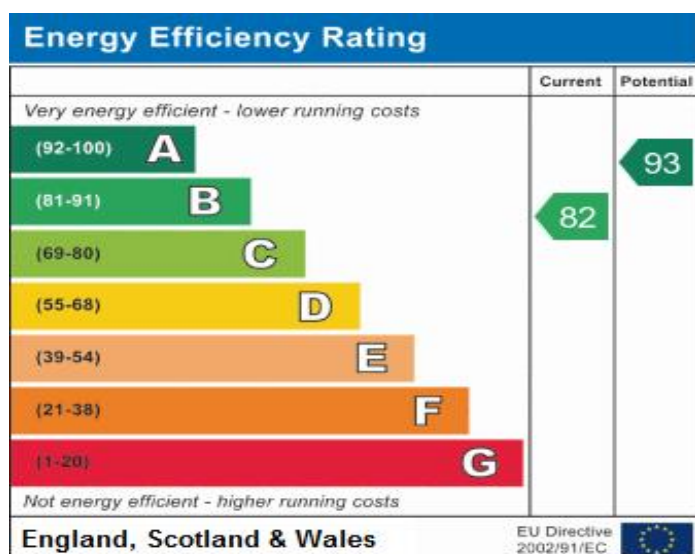
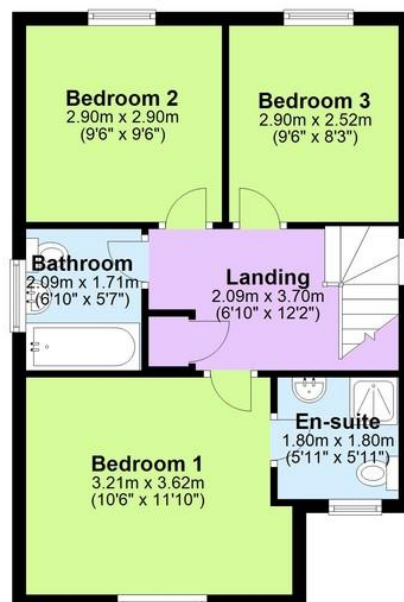




## Ground Floor



## First Floor



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Bridgtown  
Cannock

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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