

**Keable Homes Ltd**  
Sales & Lettings

## **Railway View**

Hednesford, Cannock, WS12 4FA

- NO ONWARD CHAIN
- THREE LARGE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- KITCHEN DINER

**Offers In Region Of £210,000**

EPC Rating 'TBC'







## Property Description

Keable Homes are delighted to bring to the market this three bedroom, three storey family home situated a short walk from Hednesford town centre. The property benefits from a garage and driveway, kitchen diner and guest WC to the ground floor, a large living room, bedroom and bathroom to the first floor, and the main bedroom with en-suite and a further bedroom to the second floor. The rear garden is tiered and completely low maintenance. The house sits within a quiet cul-de-sac with plenty of space for additional on road parking.

Locally, Hednesford railway and bus stations are just a few minutes walk away, as is the doctors surgery, the large Tesco superstore and the main Hednesford Market Street. There are good local primary and high schools within a short distance from the house. The McArthur Glen Designer Outlet Village is only a short drive away, as is Cannock Chase, an area of outstanding natural beauty.



### **APPROACHED VIA -**

the tarmacadam driveway provides parking for one vehicle, and leads to the up and over door of the garage. A paved walkway leads to the composite front door that opens into:

### **ENTRANCE HALLWAY**

(3.19m x 1.97m) - with laminate flooring and carpeting on the stairs leading up to the first floor. There is a UPVC double glazed window overlooking the front, a central heating radiator, two ceiling light points and doors leading into the guest WC and kitchen diner.



### **GUEST WC**

(1.52m x 0.93m) - with laminate flooring, a ceiling light point, central heating radiator, low level WC and wall mounted hand wash basin.

### **KITCHEN DINER**

(4.81m x 2.82m) - with a range of wall and base units with laminated work surface over. There is a stainless steel sink and a half with drainer and mixer tap over, a integrated gas hob and double electric eyeline oven. There is ample space for a washing machine and fridge freezer. There is a UPVC double glazed sliding patio door opening into the garden, and also to the rear, a UPVC double glazed window. There are two ceiling light points and a central heating radiator, linoleum to the floor and tiled splashbacks.



### **TO THE FIRST FLOOR -**

### **LANDING**

(3.28m x 2.16m) - with stairs leading up to the second floor, laminate flooring, a ceiling light point and central heating radiator. Doors lead to the living room, bathroom and the third bedroom.

### **LIVING ROOM**

(4.83m x 3.25m) - with laminate flooring, a ceiling light point, central heating radiator and television aerial point. There are two UPVC double glazed windows overlooking the rear.



### **BEDROOM THREE**

(4.81m x 2.83m) - to maximum measurements. The flooring is laminate, there is a central heating radiator and a ceiling light point, The UPVC double glazed window overlooks the front, and double patio doors open inward to a Juliette balcony overlooking the front.





### **FAMILY BATHROOM**

(2.67m x 1.89m) - with a white suite comprising of a panelled bath with shower attachment, a low level WC and a pedestal hand wash basin. The flooring is linoleum, there are tiled splash backs, a central heating radiator and ceiling light point.

### **TO THE SECOND FLOOR -**

### **LANDING**

(2.12m x 1.84m) - with an airing cupboard, loft access hatch, laminate flooring and a ceiling light point. Doors allow access into bedrooms one and two.



### **BEDROOM ONE**

(3.25m x 4.83m) - with laminate flooring, a ceiling light point, central heating radiator and two UPVC double glazed windows overlooking the rear. There is a tv aerial point, and a further door providing access into:

### **EN-SUITE SHOWER ROOM**

(2.67m x 1.86m) - with linoleum flooring and tiled splashbacks. There is a single shower enclosure with mains fed shower, a low level WC and pedestal hand wash basin. There is a ceiling light point and central heating radiator.



### **BEDROOM TWO**

(4.83m x 2.85m) - to maximum measurements. With laminate flooring, a ceiling light point, central heating radiator and two UPVC double glazed windows overlooking the front.

### **TO THE REAR -**

the garden is all low maintenance and in two tiers. It is fully fenced with gated access to the rear that leads to the front of the properties.

### **GARAGE -**

single garage with up and over door and lighting.

### **PLEASE NOTE:**

all measurements are approximate and intended as a guide only. Prospective purchasers should satisfy themselves of their accuracy.

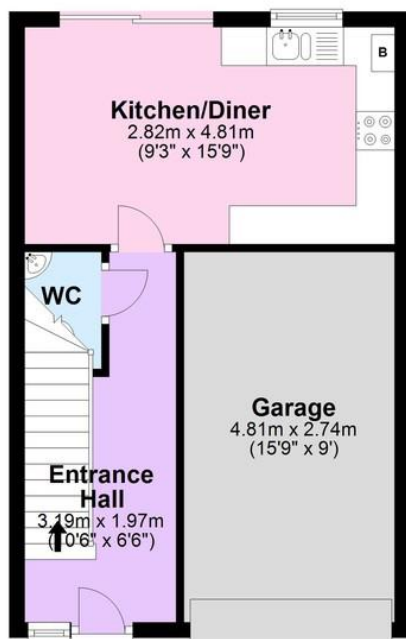
All viewings are strictly by appointment via the agents, Keable Homes Ltd. The property is being sold with no onward chain.



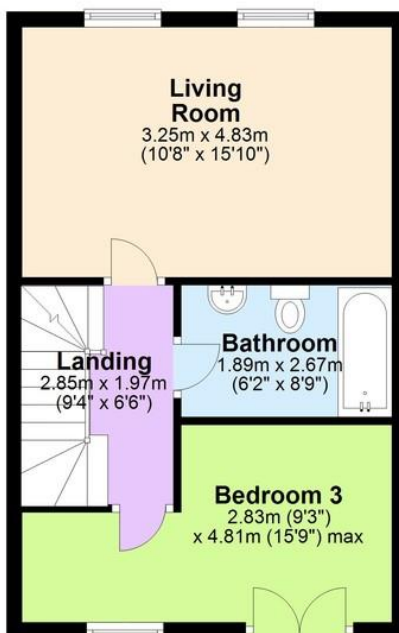




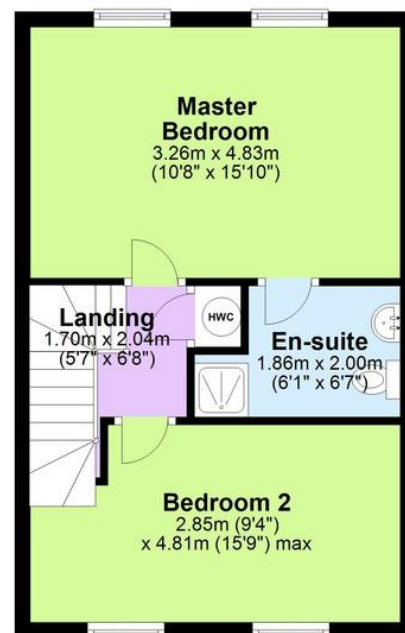
**Ground Floor**



**First Floor**



**Second Floor**



# EPC AWAITED

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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 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