



Keable Homes Ltd
Sales & Lettings

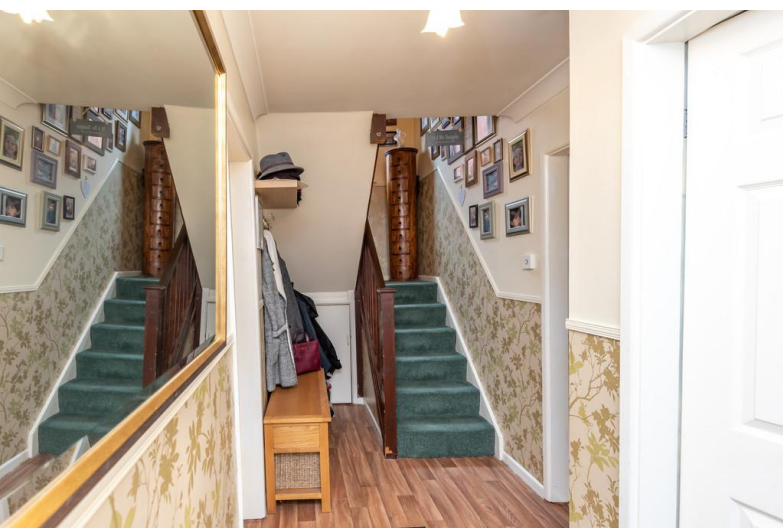
Belt Road

Hednesford, Cannock, WS12 4JA

- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- MODERN KITCHEN DINER

Asking Price Of £240,000

EPC Rating '69'





Property Description

Keable Homes are delighted to bring to market this individually designed, three bedroom detached property in Hednesford. Benefiting from three double bedrooms with an en-suite to the master and a modern family bathroom to the first floor, a spacious kitchen dining area, lounge diner, conservatory and guest WC to the ground floor. There is an enclosed, attractive garden to the rear and a driveway to the front of the property.

The house sits close to good local primary and secondary schools, regular public transport routes and local shops and amenities. A short distance away is the popular Hednesford town centre as well as a short drive to the new McArthur Glen Designer Outlet Village.

APPROACHED VIA -

a block paved and gravel driveway leads to the side of the property, and the UPVC double glazed entrance door into:



ENTRANCE HALLWAY -

with vinyl flooring, ceiling light point and central heating radiator. Stairs lead up to the first floor with a useful storage cupboard under, and doors lead off to the guest WC, kitchen diner and living room.

GUEST WC

(1.97m x 1.16m) - with a ceramic tiled floor and part tiling to the wall. There is a vanity storage unit housing the low level WC and hand wash basin. There is a chrome heated towel radiator, ceiling light point and frosted UPVC double glazed window to the side.



KITCHEN DINER

(5.42m x 4.72m) - with a range of wall and base units with laminated work surface over. There are built in appliances including a five ring gas hob with extractor over, eyeline electric oven, eyeline microwave, dishwasher and washing machine. There is a composite sink and drainer with mixer tap featuring a waste disposal unit. There is space for an American style fridge freezer and a breakfast bar. The kitchen area has a tiled floor with a tiled splashback, and the spacious dining area has real wood flooring. There are two UPVC double glazed windows to the front and two ceiling light points. A UPVC double glazed stable door provides access to the side of the property.



LOUNGE DINER

(5.45m x 3.63m) - a spacious room with carpeted flooring, two ceiling light points and a central heating radiator. A feature fireplace houses an electric fire, and there is a UPVC double glazed window and newly fitted patio doors opening into the conservatory.

CONSERVATORY

(4.80m x 2.72m) - a bright space with UPVC double glazed windows to three sides with UPVC double glazed patio doors opening onto the rear garden.

TO THE FIRST FLOOR -

LANDING -

a spacious landing with a wooden framed, double glazed window to the side, carpeted flooring and a ceiling light point. There is a loft access hatch.

BEDROOM ONE

(5.42m x 3.62m) - a large double room with carpeted flooring, a ceiling light point and central heating radiator. There are two double glazed UPVC windows overlooking the rear and useful mirrored sliding door double wardrobes built in.





EN-SUITE SHOWER ROOM -

with a modern white suite comprising of a corner shower cubicle with mains fed shower, vanity sink unit and low level WC. There flooring is vinyl and there are splashbacks to the walls. There is a ceiling light point and UPVC double glazed window to the side.

BEDROOM TWO

(4.91m x 2.34m) - a further double room with carpeted flooring, a central heating radiator and ceiling light point. There is a useful double sliding door wardrobe built in and the UPVC double glazed window overlooks the front of the property.



BEDROOM THREE

(2.97m x 2.68m) - a smaller double room with carpeted flooring, a central heating radiator and ceiling light point. The UPVC double glazed window overlooks the front, and there is a useful sliding door double wardrobe built in.

FAMILY BATHROOM

(2.46m x 1.77m) - with a modern suite comprising of a panelled bath with a mains fed shower over with glass screen and a vanity storage unit housing the low level WC and hand wash basin. The tiling is floor to ceiling and there is a frosted UPVC double glazed window to the side. There is a central heating radiator and ceiling light point.



TO THE REAR -

the garden is fully enclosed by fencing with gated access to both sides through to the front of the property. There are mature trees and shrubs, patio areas and lawn.

PLEASE NOTE:

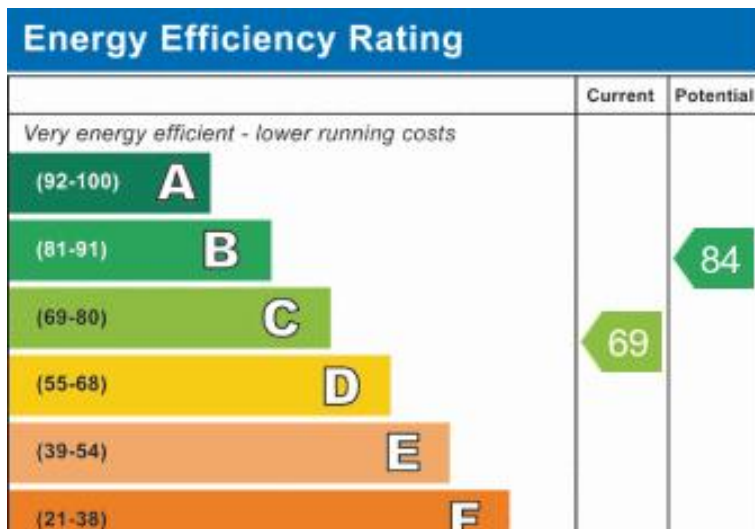
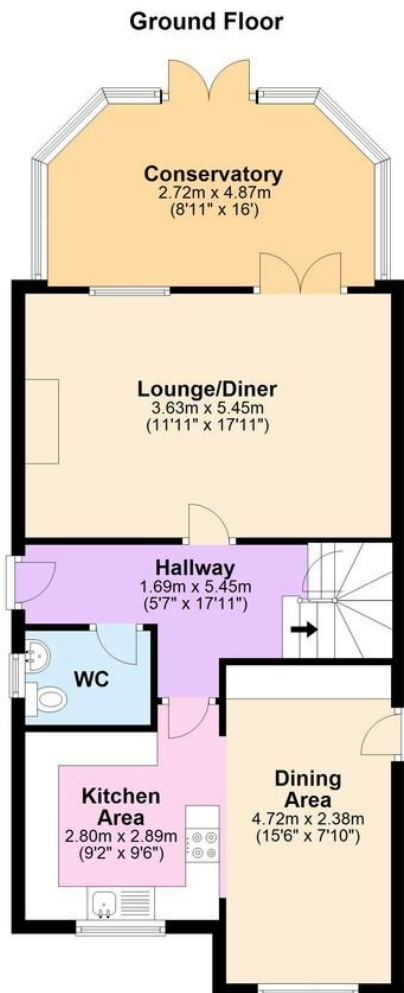
All measurements are approximate and intended as a guide only. Any prospective purchaser should confirm the accuracy for themselves.

We have been informed the property is FREEHOLD and connected to all mains services. Your legal representative will carry out relevant checks to confirm this.

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







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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