



Keable Homes Ltd  
Sales & Lettings

## Swallowfields Drive

Hednesford, Cannock, WS12 1UG

- MODERN DECOR THROUGHOUT
- LARGE DRIVEWAY
- LOW MAINTENANCE GARDEN
- SHOWER ROOM

**Offers In Region Of £185,000**

EPC Rating 'TBC'







## Property Description

Keable Homes are delighted to bring to market this well presented semi detached bungalow in a sought after cul-de-sac spot in Hednesford. The bungalow has a large driveway, as well as further secure parking behind double gates to the side. There is the benefit of extended accommodation to add a large conservatory, additional bathroom and a utility room.

The current owners have removed a stud wall inside the property to open up the living space to leave one bedroom in use. They are more than happy to reinstate the bungalow back to it's usual two bedrooms should the new owner request this. The property has a shower room with a white suite and an additional bathroom with a disability chair lift aid over the bath.

The property sits within a short walk to good local bus routes and Hednesford and Cannock railway stations are also easily accessible. There are good commuter links with the A5, M6 and M6 toll road close by. The







lively Hednesford town centre is a short walk from the estate, where there is a range of shops, hairdressers, eateries and public houses. The doctors surgery is also close by, as are local primary and secondary schools.

**APPROACHED VIA -**

a block paved driveway with mature shrubs and hedging borders to one side. Large double gates provide further secure parking behind, and the UPVC double glazed front door provides access into:

**ENTRANCE HALL -**

with tiled flooring, a useful storage cupboard with space for coats and shoes as well as the fuse board and gas meter being hidden away. There is a ceiling light point, central heating radiator, smoke detector alarm and UPVC double glazed window to the side of the front door. An archway opens up into:

**KITCHEN**

(2.71m x 1.76m) - a bright space with a large UPVC double glazed window over looking the side. There is a range of wall and base units with laminated work surface over. There are numerous freestanding appliances to include the dishwasher, cooker, fridge and freezer. The flooring is tiled and there are tiled splashbacks. There are ceiling spot lights as well as a central light and a stainless steel sink with drainer and mixer.



**LIVING ROOM**

(5.30m x 3.07m) - having been opened up to create a large through lounge diner where the second bedroom had previously been. The living room is a good size with a UPVC double glazed bow window to the front, ceiling light points and wall lights. The flooring is laminated and there is an electric wall mounted fire to complement the central heating radiator.



**DINING AREA/BEDROOM TWO**

(3.99m x 2.16m) - currently opened up to be part of the living room, but previously the second bedroom. The current owner is happy to reinstate the wall should the new buyer require it. There is laminated flooring, a ceiling light point, wall lights, a central heating radiator and aluminium framed double glazed sliding doors opening into the conservatory.

**CONSERVATORY**

(5.02m x 3.56m) - a really great additional space with tiled flooring and large UPVC double glazed windows across the back with central french doors opening onto the garden. There are wall lights and a central







heating radiator. An archway leads through into:

### **UTILITY ROOM**

(2.25m x 1.22m) - with plumbing for a washing machine and additional space for a tumble dryer. There is a ceiling light point and a hardwood door opens out onto the block paved driveway behind the double gates. A further door leads into:

### **BATHROOM**

(2.74m x 2.23m) - with tiled flooring and part tiling to the walls. There is a useful built in storage cupboard and a three piece suite comprising of a low level WC, pedestal hand wash basin and panelled bath. The bath has been fitted with a removable seat to assist with getting in and out of the bath for those with restricted mobility. There is a central heating radiator, window to the front and ceiling light point.

### **BEDROOM**

(3.03m x 3.06m) - a double room with wood effect flooring. There is a central heating radiator, ceiling light point and aluminium framed double glazed sliding doors that open into the conservatory.

### **SHOWER ROOM**

(2.26m x 1.80m) - with tiled flooring and part tiling to the walls. There is a single enclosure shower cubicle, low level WC and pedestal hand wash basin. There is a ceiling light point, central heating radiator and UPVC double glazed window overlooking the side. A useful storage cupboard is built in.

### **TO THE REAR -**

the garden has been created to be low maintenance with the majority being slabbed. There are a number of accessible raised flower beds. The garden is enclosed by fencing, the height of which can be increased but the property is not overlooked due to the elevated position.

We highly recommend an early viewing as bungalows in such good condition are often hard to come by. Viewings are strictly by appointment only.

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



### Ground Floor



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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