



Keable Homes Ltd  
Sales & Lettings

## Uxbridge Street

Hednesford, Cannock, WS12 1DB

- EXCELLENT COMMUNITY FACILITIES
- GROUND FLOOR SHOWER ROOM
- DETACHED GARAGE
- MATURE GARDENS

**£390,000**  
EPC Rating '31'







## Property Description

### PROPERTY DESCRIPTION

A true family home offering ample space for a growing family. The home is fantastically maintained but is in need of slight updating and is priced to reflect this. This gives the next proud owner the chance to make it their own. The property benefits from a new boiler and central heating system having been added in early 2019. Ideally located for commuting through to the villages of Staffordshire as well as Birmingham, the property sits comfortably close to the much improved Hednesford shopping area, Cannock Chase and transport links including the bus and train stations that are a short walk away. The new McArthur Glenn Designer Outlet is also within a short drive, and is due to open in early 2021.

Set within a mature plot, the property sits away from the road beyond a long driveway. Internally, the property offers very spacious and bright accommodation including an impressive entrance hall with turned stairs, a large lounge to the rear with





French doors overlooking the garden, separate dining room, dual aspect breakfast kitchen, ground floor shower room with WC and cloaks cupboard to the ground floor. The first floor has a very spacious landing with large picture window overlooking Our Lady of Lourdes church and leading to four double bedrooms, bathroom, separate WC and airing cupboard. Externally there are private mature gardens and a detached garage with covered work/storage area.

**APPROACHED VIA -**

Raised gardens to either side of a long driveway



**ENTRANCE -**

Front door leads to inner porch with tiled floor & door to

**RECEPTION HALLWAY -**

Giving individual access to all ground floor accommodation, turned stairs to first floor with cloaks cupboard beneath. There is carpeted flooring, a central heating radiator and a ceiling light point.

**BREAKFAST KITCHEN/ UTILITY AREA**

(4.82m x 4.07) - With a range of fitted wall and base units with work surface over. The kitchen benefits from an integrated dishwasher, gas hob and electric oven. There is space for a washing machine, fridge freezer and microwave, and a stainless steel sink and a half with drainer sits below one of two large, UPVC double glazed windows overlooking the side and rear. A second stainless steel sink sits within the utility area. A UPVC double glazed door leads out to the side of the property. The flooring is tiled, there are tiled splashbacks, a central heating radiator and two ceiling light points.



**LOUNGE**

(6.09m x 3.87m) - a large bright room with a UPVC double glazed window and patio doors overlooking the rear garden. There is a fireplace surround, central heating radiator, two ceiling lights and carpeted flooring.



**DINING ROOM**

(3.95m x 3.34m) - with a UPVC double glazed window to the front, central heating radiator, ceiling light point and carpeted flooring.

**GROUND FLOOR SHOWER ROOM**

(2.22m x 1.82m) - with tiled flooring, tiled splashbacks, a corner shower cubicle with electric shower and splashback panelling, vanity sink, WC,





two UPVC double glazed windows to the side, a chrome towel radiator and a ceiling light point.

## **TO THE FIRST FLOOR -**

### **LANDING -**

a large space giving access to all accommodation, useful airing cupboard and the loft access hatch. There is a central heating radiator and a UPVC double glazed window overlooking the front.

### **BEDROOM ONE**

(4.08m x 3.91m) - a large double bedroom with a four door built in wardrobe. There is a large UPVC double glazed window overlooking the rear, and a further window overlooking the front. The flooring is carpeted, there is a central heating radiator and a ceiling light point.

### **BEDROOM TWO**

(3.85m x 3.54m) - a further spacious double bedroom with carpeted flooring, a central heating radiator, ceiling light point and UPVC double glazed window overlooking the rear.

### **BEDROOM THREE**

(3.96m x 3.36m) - a further double bedroom with carpeted flooring, a central heating radiator, ceiling light point and UPVC double glazed window overlooking the front of the property.

### **BEDROOM FOUR**

(3.83m x 2.45m) - a slightly smaller double room with carpeted flooring, a ceiling light point, central heating radiator and UPVC double glazed window overlooking the rear garden.

### **FAMILY BATHROOM**

(2.22m x 1.76m) - with a cork tiled floor, tiling to the walls, a panelled bath, pedestal hand wash basin and a UPVC double glazed window overlooking the side. There is a ceiling light point and a central heating radiator.

### **SEPARATE WC**

(1.76m x 0.99m) with a newly fitted low level WC and single glazed window overlooking the side. The flooring is vinyl and there is a ceiling light point.

## **TO THE REAR -**

### **GARDEN**

a good sized, private space with patio areas, a large summer house, a shed and mature trees, shrubs and







plants. There is gated access through to the front of the property from both sides.

### **GA R A GE**

(4.95m x 2.47m) - a brick built detached garage with an apex roof providing additional eaves storage. There is lighting and power with two windows to the side, and wooden opening doors to the front. To the side of the garage is a useful carport providing additional parking or storage.

Viewing is essential to appreciate the space on offer within this family home in such a sought after location. All viewings are strictly by appointment only via the agents, Keable Homes Ltd.



Please note: all measurements are taken to maximum sizing and are approximate. They are intended as a guide only, any potential purchaser should satisfy themselves of their accuracy.



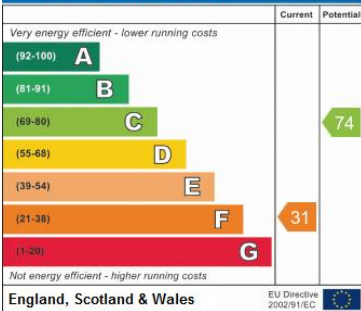
Ground Floor



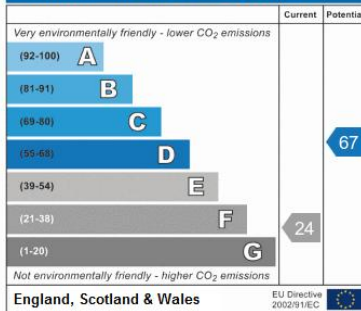
First Floor



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



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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