



25a Ebenezer Street

Hednesford, Cannock, WS12 4HD

Offers over £270,000



Chase Owl are pleased to market this extended three bedroom detached home being modern throughout and offering flexible living for any buyers. Offered with NO UPWARD CHAIN and being close to local amenities. Having Entrance Hallway, Lounge, Fitted Kitchen, Utility Room, Guest Cloakroom and Study/Playroom. First Floor Landing to Three Bedrooms and Shower Room. Plentiful Parking to Front and Enclosed Garden to Rear.



Entrance Hallway

Approached from composite front entrance door with side screens and having inset ceiling lights, radiator, laminate flooring and stairs leading to First Floor Landing.

Lounge / Dining Room 23'3" x 11'1" (7.09m x 3.38m)

Lounge; Having ceiling light point, radiator and upvc double glazed window to front aspect.

Dining Room Area; Having ceiling light point, laminate flooring, radiator and upvc double glazed French doors leading to Rear Garden.

Breakfast Kitchen 8'11" x 7'10" (2.72m x 2.39m)

Being fitted with a range of gloss white wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven with gas hob and extractor over. Inset ceiling lights, laminate flooring and upvc double glazed window to rear aspect. Archway to;

Utility Room 8'0" x 7'2" (2.44m x 2.18m)

Being fitted with a range of gloss white wall and base mounted units with work surfaces over. Having space with plumbing for washing machine and a further appliance space, wall mounted combination boiler and laminate flooring. Inset ceiling lights, radiator and upvc double glazed door to Rear Garden. Door to Cloakroom and open to Study/Playroom.

Guest Cloakroom

Comprising closet w.c and vanity hand wash basin. Light point, laminate flooring and half tile to walls.

Study / Playroom 11'6" x 7'1" (3.51m x 2.16m)

Having inset ceiling lights, radiator and upvc double glazed window to front aspect.

First Floor Landing

Approached from stairs in Hallway and having light points, loft access and upvc double glazed window to side aspect.

Bedroom One 11'10" x 10'11" (3.61m x 3.33m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 10'11" x 10'7" (3.33m x 3.23m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three 6'3" x 6'0" (1.91m x 1.83m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

Shower Room

Comprising walk in corner shower cubicle, closet w.c and vanity hand wash basin. Inset ceiling lights, heated towel rail, tiling to walls and upvc double glazed window to rear aspect.

Outside

The front of the property having a driveway providing plentiful parking and outdoor electrics. Gates allow access to the enclosed rear garden having a paved patio to lawn with borders, outside tap and again outdoor electrics.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

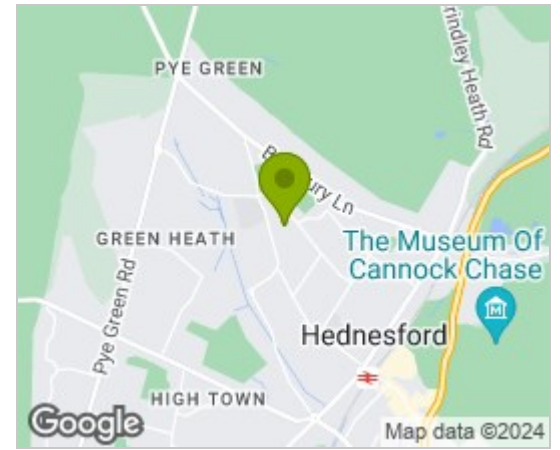
Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

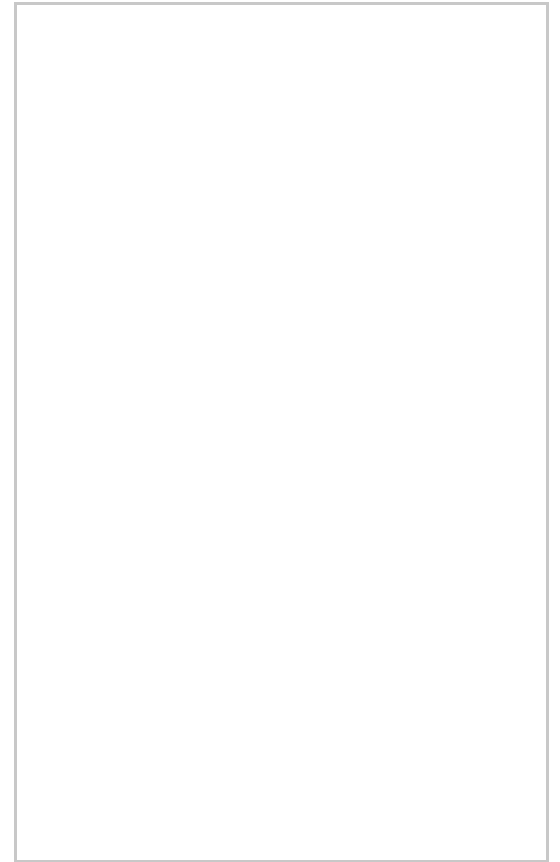
Money Laundering:

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

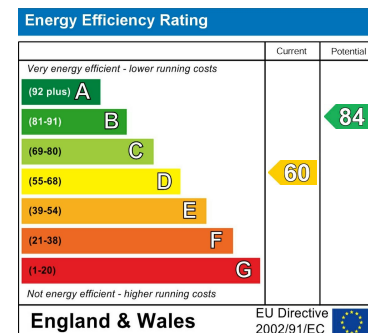
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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