



4 Dove Hollow

Hednesford, Cannock, WS12 1NY

£285,000



Chase Owl are pleased to market this well presented three bedroom detached home. Being offered with NO UPWARD CHAIN, close to local amenities and Hednesford Hills and being ideal for First Time Buyers. Having Entrance Hallway, Open plan Lounge to Fitted Breakfast Kitchen. First Floor Landing to Three Bedrooms and Bathroom. Driveway providing Plentiful parking to Garage and Enclosed Garden to rear.



Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing. Door to Lounge.

Open Plan Lounge 16'0" x 11'9" (4.88m x 3.58m)

Having ceiling light point, radiator and upvc double glazed window to front aspect. Being open plan to Kitchen.

Fitted Breakfast Kitchen 15'0" x 12'10" (4.57m x 3.91m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Cooker space with extractor hood over, integrated dishwasher, breakfast bar seating area with over head lighting and plinth lighting. Inset ceiling lights, radiator, useful storage cupboard housing spaces for washing machine and tumble dryer and upvc double glazed window to rear aspect. Sliding patio door to Rear Garden.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access, useful airing cupboard and upvc double glazed window to side aspect.

Bedroom One 15'0" x 8'4" (4.57m x 2.54m)

Having ceiling light point, radiator, built in wardrobe, storage cupboard and two upvc double glazed windows to front aspect.

Bedroom Two 10'1" x 8'2" (3.07m x 2.49m)

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

Bedroom Three 10'2" x 6'7" (3.10m x 2.01m)

(currently used as an office) Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bathroom

Comprising panelled bath with shower over, vanity hand wash basin and closet w.c. Ceiling light point, tiling to walls, heated towel rail and upvc double glazed window to rear aspect.

Outside

The front of the property having a block paved driveway providing parking for several vehicles. This in turn leading to Garage with up and over door, with light, water and power. A gate leading to the enclosed rear garden having paved patio with covered canopy, steps to lawn and further decked seating area. Outside tap.

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.

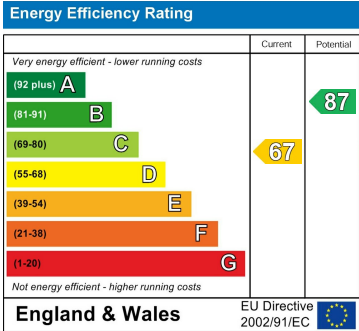
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

