



£375,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: D

## Hednesford Cannock

Rydal Close Hednesford  
Cannock Staffordshire



*Welcome to this immaculate, generously sized four-bedroom detached house, nestled in a tranquil cul-de-sac offering a blend of contemporary style and timeless elegance. Perfectly positioned near the charming market town of Hednesford and the breathtaking area of outstanding natural beauty, The Chase, this property is an exceptional find.*

Upon entering, you are greeted by an inviting hallway that leads to a beautifully presented living room then onto the contemporary kitchen. The kitchen features highend finishes and modern appliances, ideal for culinary enthusiasts and family gatherings. Adjacent to the kitchen, the open plan dining and orangery areas create a fluid and functional space for both everyday living and entertaining. The property boasts four generously sized bedrooms, including a master suite with an ensuite shower room. Each room is tastefully decorated and designed to offer comfort and privacy. Outside, the property benefits from a beautifully landscaped garden, providing a serene outdoor retreat. This exceptional home offers a harmonious blend of modern convenience and natural beauty, making it a perfect choice for families seeking both comfort and quality of life. Don't miss this opportunity to own a piece of paradise in a sought-after location.

- Superbly Appointed Detached Home
- Ideal Family Purchase
- Four Spacious Bedrooms
- Refitted Family Bathroom & Ensuite
- Lounge, Orangery & Home Office
- Refitted Kitchen & Utility

You can reach us 9am to 9pm, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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## Entrance Hall

An inviting entrance hall accessed through a glazed composite door with side panel having wood effect laminate flooring, radiator and stairs to the first floor landing.

## Living Room 14' 10" x 12' 8" (4.52m x 3.85m)

Having an inset electric fire with decorative surround, two radiators, double glazed window to the front elevation and internal bi-fold doors to:

## Kitchen/Diner 19' 3" x 8' 5" (5.86m x 2.57m)

A stunning, contemporary refitted kitchen with a range of base and eye level units, fitted work surfaces incorporating a sink unit with chrome mixer tap, fitted oven and hob with cooker hood over, built-in breakfast bar and space for table and chairs. Ceiling spotlights, understairs storage cupboard, vinyl flooring, double glazed window to the rear elevation, archway to lobby and open plan arch to the orangery.

## Utility Room 7' 3" x 4' 6" (2.20m x 1.36m)

Having base and eye level units, fitted work surfaces, space for a washing machine, dishwasher and fridge freezer, vinyl flooring, double glazed window to the rear and double glazed door to the side.

## Orangery 10' 9" x 8' 4" (3.28m x 2.54m)

Overlooking the well manicured and landscaped rear garden with an insulated roof, vinyl flooring, radiator, spotlights and double glazed windows and French doors to the rear patio.



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## Inner Lobby

Having a door to the understairs storage cupboard and doors to:

## Guest WC

Having a low level flush WC, vanity wash hand basin with cupboard beneath and chrome mixer tap, tiled splashbacks, quarry tiled flooring, radiator and double glazed window to the side elevation.

## Study 11' 8" x 7' 10" (3.55m x 2.40m)

Having a wall mounted gas central heating boiler and double glazed window to the side elevation.

## First Floor Landing

Having access to loft space and doors to:

## Bedroom One 12' 3" x 11' 10" (3.74m x 3.60m)

Having fitted wardrobes, radiator and double glazed window to the front elevation.

## En-suite 6' 6" x 4' 11" (1.98m x 1.50m)

Having a walk in shower cubicle, vanity wash hand basin with cupboard beneath, low level flush WC, tiled flooring, chrome towel radiator, ceiling spotlights and double glazed window to the front elevation.

## Bedroom Two 11' 11" x 8' 9" (3.63m x 2.67m)

Having a radiator and double glazed window to the rear elevation.

## Bedroom Three 12' 0" x 8' 1" (3.67m x 2.46m)

Having a radiator, built-in wardrobes with sliding mirror front and double glazed window to the front elevation.

## Bedroom Four 9' 8" x 8' 0" (2.95m x 2.45m)

Having a radiator and double glazed window to the rear elevation.

## Family Bathroom 8' 10" x 6' 6" (2.69m x 1.98m)

A stunning refitted bathroom having a suite comprising of a panel bath, separate walk in shower cubicle, low level flush WC and vanity wash basin with cupboard beneath. Part tiled walls, ceiling spotlights and double glazed window to the rear elevation.

## Outside - Front

An attractive approach with a block paved double width driveway providing ample off road parking and access to the garage and a well manicured lawned area with flower beds and shrubs.

## Garage Store

Having an electric roller door to the front.

## Outside - Rear

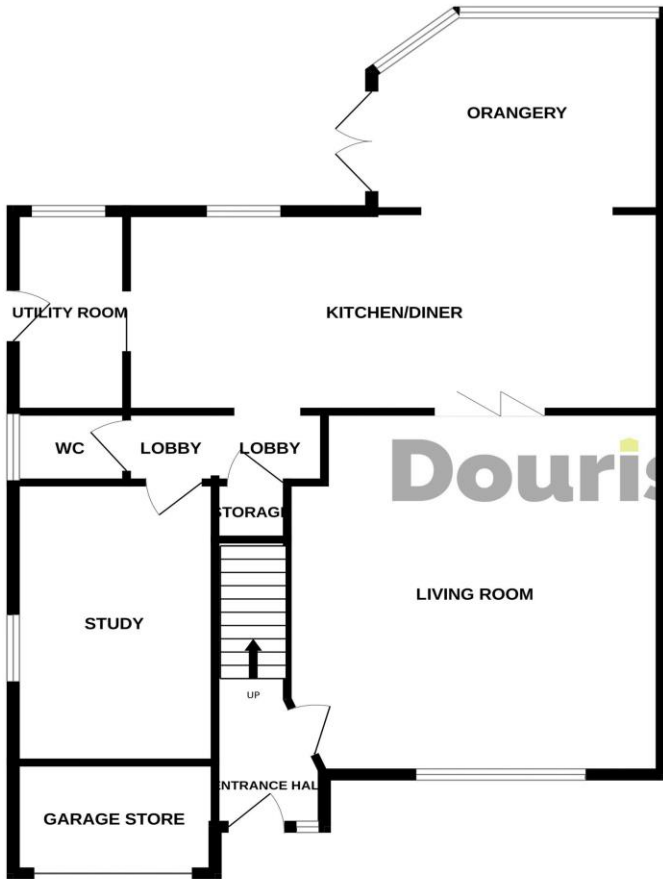
A superb, landscaped and manicured rear garden enclosed by fence panelling with block paved patio seating area and Italian porcelain paved pathway leading to a second patio seating area. Space for a storage shed and laid mainly to lawn with flower beds, plants and shrubs.

## ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating                    |   | Current | Potential |
|---------------------------------------------|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (15-38)                                     | F |         |           |
| (1-14)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 58      | 80        |
| EU Directive 2002/91/EC                     |   |         |           |
| www.epcrea.com                              |   |         |           |

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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