



£280,000

🔑 TENURE: Freehold

☰ EPC RATING: B

£ COUNCIL TAX BAND: C

## Hednesford Cannock

Suthard Way Hednesford  
Cannock Staffordshire

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*You'll think you're in heaven with this divine family home enjoying a truly convenient location!!*

Having an array of amenities all close to hand ranging from popular local schooling, walking distance to the market high street of Hednesford, bus routes, train station, local nature reserves, Beau Desert including the golf course and the famous Cannock Chase. Enjoying this pleasant corner plot with a driveway providing off road parking, entrance hall and guest W/c, Smart kitchen diner, dual aspect large lounge, three bedrooms with an en suite to the master and a first floor stunning bathroom. In addition, externally there is an improved and landscaped rear garden also being rather private.

- Superbly Appointed Modern Semi-Detached
- Convenient Location For The Chase
- Three Bedrooms & En-Suite
- Contemporary Bathroom & Guest WC
- Pleasant Corner Plot & Driveway
- Exceptionally Popular Development

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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## Agents Note

There is an intended service charge expected to be approx £145 P.A.

## Entrance Hall

An inviting entrance hall, featuring luxury vinyl flooring, a turned staircase off, rising to the first floor landing & accommodation, a useful built-in cupboard with door and internal doors off, providing access to;

## Guest WC

Fitted with a white suite comprising of a low-level WC & wash hand basin. The room also features luxury vinyl flooring, feature panelled walls, radiator and extractor fan.

## Living Room 15' 6" x 10' 10" (4.72m x 3.30m)

A spacious & light dual-aspect living room having double glazed windows to both the front & side elevations and a radiator.

## Kitchen & Dining Area 15' 5" x 8' 9" (4.71m x 2.67m)

A stunning dual-aspect rear facing kitchen which features a modern & contemporary styled range of wall, base & drawer units with fitted work surfaces & matching splashback upstands over incorporating an inset sink/drainers with chrome mixer tap. Integrated/fitted appliances include; oven, hob with hood over, integrated fridge/freezer, integrated dishwasher and an integrated washer/dryer. The kitchen also benefits from having luxury vinyl flooring throughout, space to accommodate a



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dining table & chairs, a radiator, double glazed windows to both the front & rear elevations with further additional double glazed French doors providing views and opening out to the enclosed rear garden. A wall mounted gas central heating boiler is also located within the kitchen.

## First Floor Landing

A galleried landing, having access to the loft space, a built-in cupboard and internal doors off, providing access to;

### Bedroom One 10' 10" x 10' 6" (3.30m x 3.20m)

A double bedroom, having a double glazed window to the side elevation, radiator and further internal door providing access to;

### En-suite (Bedroom One) 7' 7" x 4' 9" (2.32m x 1.44m)

Fitted with a modern contemporary styled white suite comprising of a low-level WC, a pedestal wash basin with chrome mixer tap over and a tiled shower cubicle with screen. The room also benefits from having part-tiled walls, vinyl flooring, a chrome towel radiator, extractor fan and double glazed window to the front elevation.

### Bedroom Two 8' 10" x 8' 9" (2.68m x 2.66m)

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

### Bedroom Three 8' 10" x 6' 7" (2.68m x 2.0m)

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

### Bathroom 6' 11" x 5' 7" (2.10m x 1.70m)

Fitted with a modern contemporary styled white suite, comprising of a low-level WC, a pedestal wash basin with chrome mixer tap over and a panelled bath with shower over. The room also benefits from having part-tiled walls, vinyl flooring, a chrome towel radiator, extractor fan and a double glazed window to the front elevation.

## Outside Front

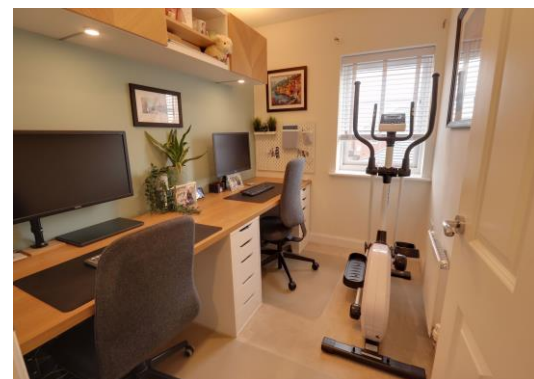
The property sits on a pleasant corner plot, with lawned gardens to the surrounds and paved pathway providing access to the front entrance door. and has a tarmac driveway providing off-street parking.

## Outside Rear

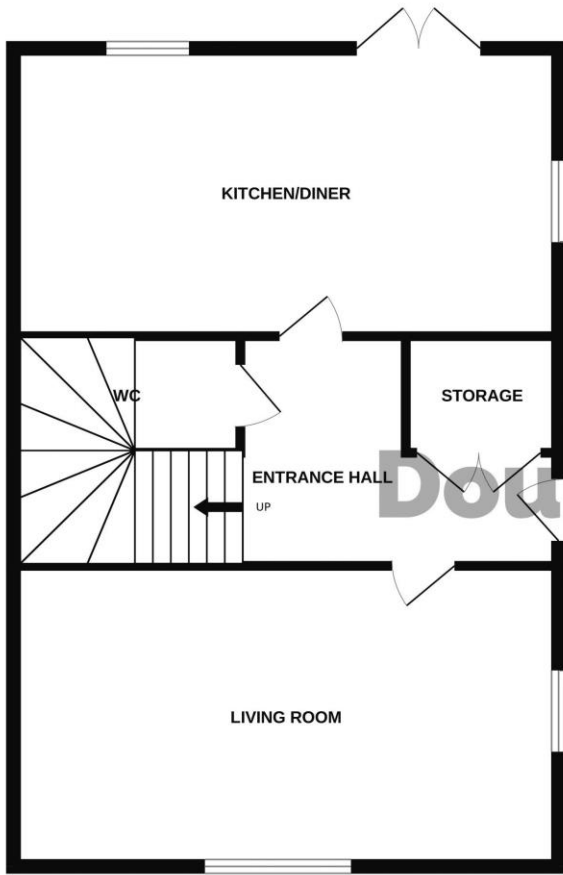
An improved, landscaped & enclosed rear garden which features a full width paved patio seating/outdoor entertaining area leading onto a lawned garden with a paved pathway, a garden shed and enclosed by panelled fencing, having a rear access gate to the driveway.

## ID Checks

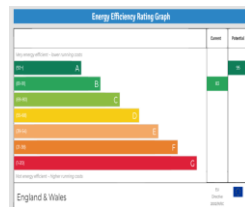
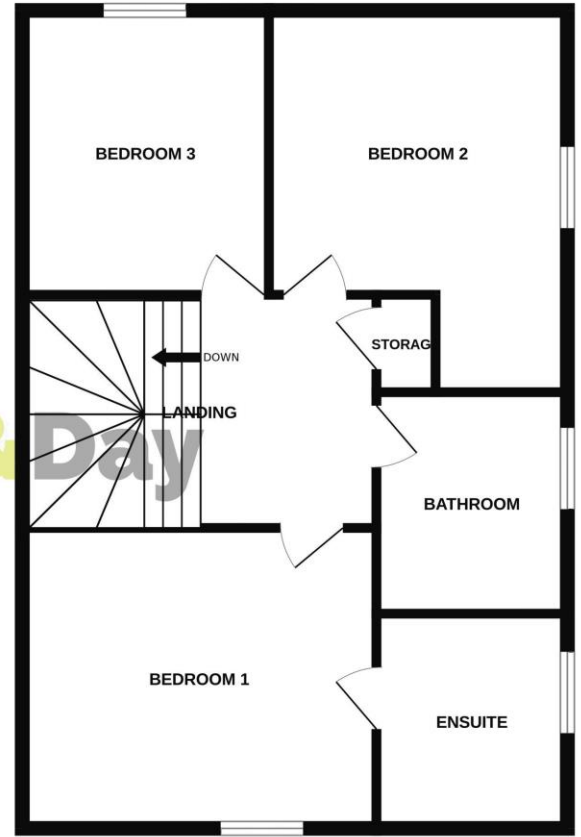
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GROUND FLOOR



1ST FLOOR



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