



Offers in Excess of  
£250,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

🏠 COUNCIL TAX BAND: **C**

## Hednesford Cannock

Parton Way Hednesford  
Cannock Staffordshire WS12



**Attention all property seekers! If you're looking for a home that's ready to move into without the stress of renovations, this could be the perfect choice for you. Presenting a beautifully maintained three-bedroom semi-detached home in the highly desirable village of Hednesford, offering an array of local shops, amenities, and proximity to the stunning Cannock Chase.**

Step inside to find a welcoming entrance hall, a spacious living room, a guest WC, and a modern kitchen/dining room, ideal for family living. Upstairs, there are three generously sized bedrooms (with no box room in sight!), including a master bedroom with its own ensuite, and a family bathroom. Outside, the property features off-road parking and a low-maintenance, private rear garden, perfect for relaxing or entertaining. Homes like this are in high demand, so don't miss out—call us today to book your viewing appointment and avoid disappointment!

- Three Bedroom Semi-Detached Family Home
- Living Room, Kitchen/Dining Room
- Three Good Size Bedrooms
- Guest WC, Ensuite & Family Bathroom
- Driveway & Enclosed Private Rear Garden
- No Onward Chain, for Ease of Purchase

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

hellopenkridge@dourishandday.co.uk



### Entrance Hallway

Accessed through a double glazed composite entrance door to the front elevation and having stairs off, rising to the first floor landing & accommodation, a radiator and wood effect laminate flooring.

### Living Room 12' 11" x 11' 10" (3.93m x 3.60m)

A spacious living room which features a double glazed window to the front elevation, wood effect laminate flooring and a radiator.

### Inner Hallway

Having wood effect laminate flooring, a useful built-in cloaks cupboard, and door off, to guest WC.

### Guest WC 3' 5" x 5' 7" (1.04m x 1.69m)

Fitted with a white suite which comprises of a low-level WC & wash hand basin with chrome mixer tap. There is splashback tiling around the suite area, wood effect laminate flooring and a radiator.

### Kitchen & Dining Space 10' 0" x 15' 0" (3.04m x 4.58m)

The kitchen features a matching range of fitted wall, base & drawer units with fitted work surfaces over incorporating an inset 1.5 bowl sink/drainer with chrome mixer tap and a range of fitted kitchen appliances which include; electric oven/grill, a 4-ring gas hob with hood over and having space for plumbed appliances. There is wood effect laminate flooring throughout, a



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radiator, a double glazed window to the rear elevation and double glazed French doors opening out to the enclosed rear garden. The kitchen also accommodates a wall mounted gas central heating boiler which is concealed within a cupboard.

## First Floor Landing

Having access to the loft space, a useful built-in cupboard, radiator and internal doors off, providing access to all three bedrooms & bathroom.

### Bedroom One 9' 9" x 11' 10" (2.96m x 3.60m)

A double bedroom which features a double glazed window to the front elevation and a radiator. A further internal door leads into the En-suite shower room.



### En-suite (Bedroom One) 5' 7" x 6' 4" (1.71m x 1.93m)

Featuring a fitted white suite, comprising of a low-level WC & wash basin with chrome mixer tap and a walk-in screened shower cubicle with mains-fed shower over. The En-suite also benefits from having wood effect laminate flooring, a radiator and a double glazed window to the front elevation.

### Bedroom Two 10' 10" x 7' 10" (3.29m x 2.39m)

A second double bedroom which also features a double glazed window to the front elevation and a radiator.



### Bedroom Three 9' 7" x 6' 11" (2.93m x 2.10m)

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

### Bathroom 6' 3" x 5' 8" (1.91m x 1.72m)

Featuring a fitted white suite which comprises of a low-level WC, a wash basin with chrome mixer tap and a panelled bath with chrome mixer-fill tap. The bathroom also benefits from having wood effect laminate flooring and a radiator.



## Outside Front

The property is approached over a shared asphalt driveway to the front elevation which provides off-street vehicle parking and access to the main entrance door. To the side of the driveway on the property border is a small lawned garden area with a variety of established shrubs. There is pedestrian gated access to the side of the property leading to the rear garden.

## Outside Rear

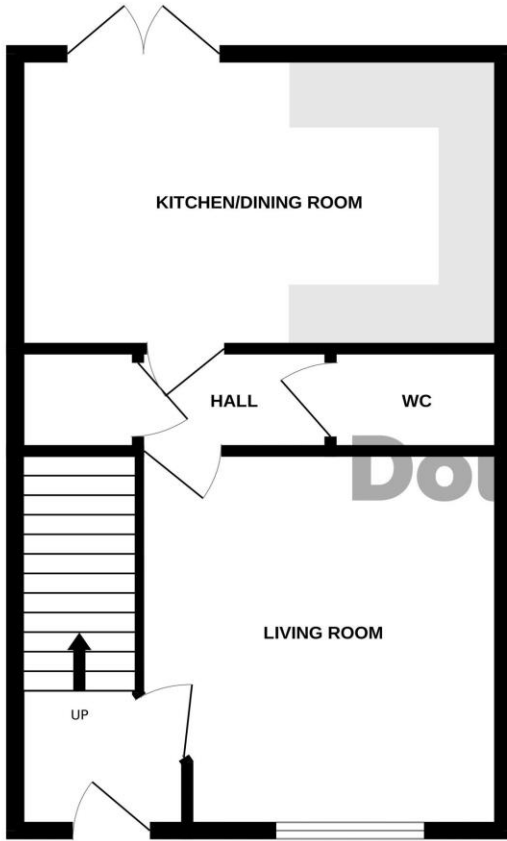
An enclosed split-level garden which features a Porcelain tiled outdoor seating area with decked steps rising to a further Porcelain tiled outdoor seating & entertaining area with picket fencing & gate to the lower level and a decked area to the side. The garden is enclosed by timber panelled fencing.

## ID Checks

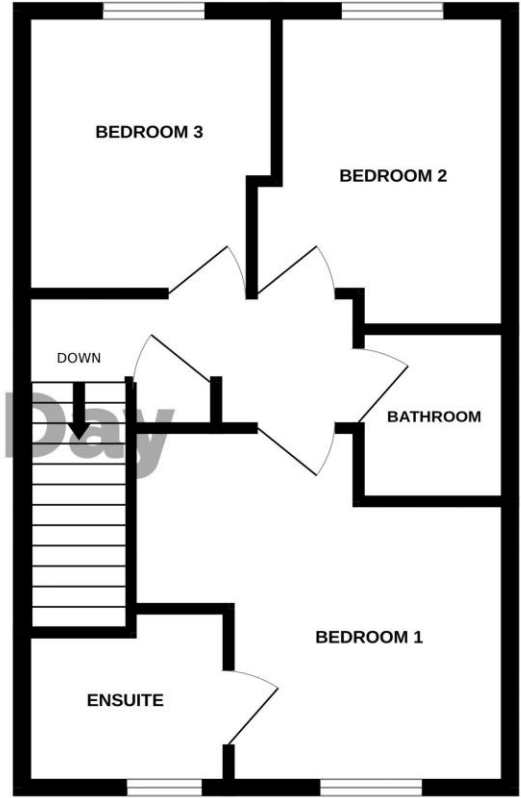
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GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			96
92+	A	83	96
81-91	B		
69-80	C		
55-68	D		
49-54	E		
41-48	F		
35	G		
Not energy efficient - higher running costs			
England & Wales		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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