



Foxtail Way, Hednesford, Cannock, WS12

**Offers in Excess of
£250,000**

- **Modern Three Bedroom Townhouse**
- **Beautifully Appointed Throughout**
- **Attractive Rear Garden With Access, Parking Space and Garage**
- **Modern Bathroom**
- **Wonderful Master Suite With Dressing Room & En-Suite**
- **Living Room & Superb Contemporary Kitchen Diner Opening To The Garden**



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DESCRIPTION

Be as cunning as a fox and book in an early viewing on this wonderful townhouse on Foxtail Way, as it is sure to be snapped up quickly at this price! Sitting in a desirable part of Hednesford, this spacious property offers plenty of space for the money and comes to the market well appointed throughout. The accommodation comprises an entrance hall, generous living room with bay window and a stunning contemporary kitchen diner leading off to the garden. To the first floor is the second double bedroom, third bedroom and modern family bathroom, whilst the second storey is dedicated to a wonderful master suite with large double bedroom, dressing room and en-suite. Outside is an attractive garden with paved patio, timber decked seating area, lawn and a gate providing access. There is also a parking space to the front of a garage. This is a must view property in order to appreciate the space on offer, so don't miss out and book in your visit today!

ACCOMMODATION

ENTRANCE HALL

A front facing exterior door with double glazed panels inset opens to a through entrance hall, which is fitted with a laminate wood effect flooring, a radiator and ceiling coving. A staircase leads up to first floor accommodation.

LIVING ROOM 14' 0"(max into bay) x 9' 10" (4.26m(max into bay) x 3m)

A generous living space, again fitted with laminate wood effect flooring, a radiator, ceiling coving and a front facing UPVC double glazed bay window.

KITCHEN DINER 17' 5" x 13' 1"(max) (5.3m x 4m(max))

A beautiful and contemporary kitchen diner, is fitted with a range of matching base cabinets and wall units whilst a one and a half bowl sink with mixer chrome tap is set into the work surface with matching splash back. Fitted with an integrated fridge, freezer, cooker and four ring gas hob which is set into the work surface with stainless steel extractor hood above. There is also space for a washing machine along with an integrated dish washer. Finished with recessed ceiling spot lights and a wood effect laminate flooring and radiator, as well as an under stair storage. There is also a rear facing UPVC double glazed window and rear facing exterior door, opening out onto the garden.

FIRST FLOOR LANDING

Doors opening up to main bathroom and two of the bedrooms. A staircase leads up to the 2nd floor accommodation.

BEDROOM TWO 13' 1" (max into robes) x 9' 2" (3.98m(max into robes) x 2.8m)
A second large bedroom fitted with built in wardrobes, a radiator and two front facing UPVC double glazed windows.

BEDROOM THREE 8' 7" x 6' 5" (2.62m x 1.95m)
Fitted with a radiator and rear facing UPVC double glazed window.

BATHROOM

The bathroom is fitted with superb contemporary white suite which includes a low level flush WC, pedestal wash hand basin with chrome mixer tap and a panelled bath with chrome mixer tap and shower attachment. Finished with a wood effect flooring, radiator, extractor fan and rear facing UPVC double glazed port hole style window.

SECOND FLOOR LANDING

A staircase leads up to the second floor laning leading to the master suite.

MASTER SUITE

Benefits from a large double bedroom, dressing area and ensuite.

MASTER BEDROOM 13' 1" x 12' 2" (3.99m x 3.71m)
A large master bedroom fitted with a radiator, double glazed Velux skylight and a front facing double glazed window. A recess opens up to the dressing area.

DRESSING AREA 8' 7" x 6' 5" (max into robes) (2.61m x 1.96m(max into robes))
Fitted with a built in double wardrobe, radiator and rear facing UPVC double glazed window. The dressing area also houses the loft access hatch and cupboard containing the gas fired central heating boiler.

EN-SUITE

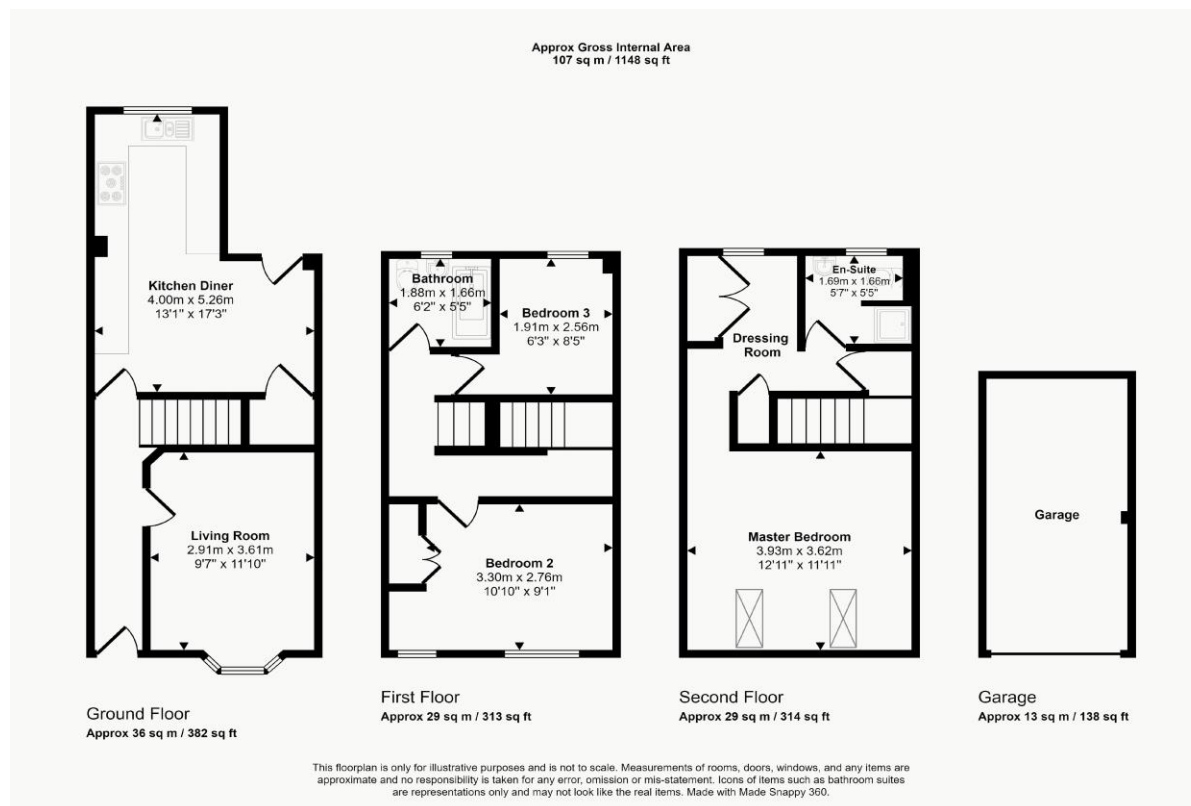
Fitted with a white suite including a low level flush wc, vanity unit with chrome mixer tap and a shower enclosure. There is a wood effect flooring and a chrome heated towel rail with a rear facing double glazed window.

EXTERIOR

Sitting on a very attractive plot, the property has a paved pathway leading up to the front door and a low maintenance slate chipped frontage. To the rear is an enclosed garden with paved patio accessed off the kitchen diner and steps leading up to a lawned garden with a raised timber decked seating area to the rear of the plot. A gate provides rear access to a parking space which sits in front of the garage.

GARAGE 16' 5" x 8' 2" (5m x 2.5m)
A front facing up and over garage door opens to the single garage, which benefits from having rafter storage space above.





Tenure: Freehold **Local Authority & Council Tax Band:** Cannock Chase Council / C **Services:** We understand the property is connected to mains gas, electric, water and drainage.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		