



TUDOR ROAD, HEDNESFORD, CANNOCK, WS12 4JU

FOR SALE  
£265,000



#### Ground Floor

##### Entrance Hallway

Enter the property via a uPVC/partly double-glazed door to the side aspect and having a ceiling light point, a central heating radiator, tiled flooring, decorative dado railing and doors opening to

##### Lounge

**17' 5" x 11' 4" (5.30m x 3.45m)**

Having a uPVC/double glazed bow window to the front aspect, a coved ceiling with a ceiling light point, wall lighting, a central heating radiator, a gas fire with a fireplace surround, carpeted flooring, a television aerial point and an archway to the dining room.

##### Dining Room

**10' 10" x 11' 4" (3.30m x 3.45m)**

Having uPVC/double glazed sliding patio doors to the rear aspect and opening to the garden, a coved ceiling with a ceiling light point, a central heating radiator, carpeted flooring and a spindle, open riser. carpeted stairway to the first floor.

##### Kitchen

**8' 1" x 7' 11" (2.46m x 2.41m)**

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the front aspect, a ceiling light point, a one and a half bowl stainless steel sink with a mixer tap fitted and a drainer unit, an electric double oven/hob with a stainless steel chimney style extraction unit over, plumbing for a washing machine, spaces for a tumble dryer and under-counter fridge and freezer, a tiled splashback and vinyl flooring.

##### Study / Bedroom Three

**8' 1" x 7' 10" (2.46m x 2.39m)**

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

##### Family Bathroom

Having two obscured uPVC/double glazed windows to the rear aspect, a traditional central heating towel rail, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, tiled flooring, a Jacuzzi style bath and a separate walk-in shower with a thermostatic shower installed.



## First Floor

### Landing

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, carpeted flooring and doors opening to two bedrooms and the family bathroom.

### Bedroom One

**10' 5" x 15' 10" (3.17m x 4.82m)**

Having two uPVC/double glazed windows to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, carpeted flooring, decorative dado railing and a door opening to the en-suite shower room.

### En-suite Shower Room

Having a WC, a wash hand basin with a mixer tap fitted and under-sink storage units, a ceiling light pint, a central heating towel rail, laminate flooring and a shower cubicle with a thermostatic shower installed.

### Bedroom Two

**7' 11" x 13' 7" (2.41m x 4.14m)**

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a door opening to a storage cupboard and carpeted flooring.

## Outside

### Double Garage

**19' 5" x 18' 10" (5.91m x 5.74m)**

Having two up and over doors, power & lighting.

### Front

Being mainly gravel and having a low-level brick wall, a privacy hedge, various shrubs and bushes and access to the rear of the property via a wrought iron side gate.

### Rear

Being beautifully landscaped and having three areas: a lawn which is retained by a low-level wall, has decorative gravel borders, a rockery area and various trees shrubs and bushes. A block-paved courtyard which has a low-level wall with decorative wrought iron railings, two brick-built outbuildings, various plants, shrubs and bushes and is accessed via a low-level wrought iron gate. Steps up to a block paved driveway which has a low-level brick wall and wooden fencing, is accessed via wrought iron gates and also gives access to the detached double garage.







\* A spacious family home located in a desirable area \*



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**EPC Rating:** D

**Council Tax Band:** C

**Tenure:** Freehold

**Version:** CK1544/001



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