



PRIORY ROAD, HEDNESFORD



PRIORY ROAD, HEDNESFORD, CANNOCK, WS12 2NX

FOR SALE  
Offers in Excess of £190,000



#### Entrance Hall

Enter the property via a uPVC/partly double glazed front door which has obscured uPVC/double glazed windows each side and having a ceiling light point, a central heating radiator, carpeted flooring, a double door storage cupboard and glazed, double doors opening to the lounge.

#### Lounge

**15' 10" x 18' 0" (4.829m x 5.491m)**

Having a uPVC/double glazed bow window to the front aspect, two ceiling light points, wall lighting, two central heating radiators, a fire with a brick-built fireplace surround and shelving, carpeted flooring, decorative wooden panelling to part of the walls and doors opening to the inner hall and the kitchen.

#### Kitchen

**10' 2" max x 6' 4" (3.107m max x 1.938m)**

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 central heating radiator, a one and a half bowl sink with a mixer tap fitted and a drainer unit, a built-under, electric oven with an electric hob and an extraction unit over, tiled flooring, the central heating boiler and a door opening to the utility.

#### Utility

**19' 1" x 7' 2" (5.825m x 2.186m)**

Being fitted with base units with laminate worksurface over and having three obscured uPVC/double glazed windows two to the front aspect and one to the side aspect, a ceiling skylight, two ceiling light points, a central heating radiator, a stainless steel sink with a mixer tap fitted and a drainer unit, plumbing for a washing machine, space for an upright fridge/freezer, tiled flooring, a door to the rear aspect opening to the garage and a uPVC/partly double glazed door to the front aspect opening to the driveway.



### Inner Hall

Having a ceiling light point, carpeted flooring, decorative dado railing and doors opening to both bedrooms, the shower room and a storage cupboard.

### Bedroom One

**11' 1" x 10' 7" (3.386m x 3.219m)**

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

### Bedroom Two

**11' 1" x 11' 11" (3.381m x 3.628m)**

Having a uPVC/double glazed sliding patio doors to the rear aspect opening to the conservatory, a ceiling light point, a central heating radiator, shelving and carpeted flooring.

### Conservatory

**18' 5" x 6' 0" (5.603m x 1.836m)**

Being constructed from a low-level brick wall base and uPVC/double glazed windows to the side and rear aspects and having tiled flooring and a uPVC/double glazed door to the side aspect opening to the rear garden.

### Shower Room

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, a WC, a wash-hand basin with mixer tap fitted and under-sink storage, vinyl flooring and a shower cubicle with a thermostatic shower installed.

### Outside

### Front

Having a large driveway suitable for parking multiple vehicles, a storm porch, low-level brick walls, a block paved area, courtesy lighting and various plants, shrubs and bushes.

### Garage

**19' 1" x 7' 0" (5.811m x 2.124m)**

Having power, lighting, a door to the front aspect opening to the utility, a uPVC/double glazed window to the side aspect and a uPVC/double glazed door to the side aspect opening to the rear garden.

### Rear

A tiered garden which has a patio area, steps up to a lawn, steps up to a second patio area, a wooden summerhouse, a door opening to brick-built storage area, various plants, shrubs and bushes and access to the side aspect of the garage.









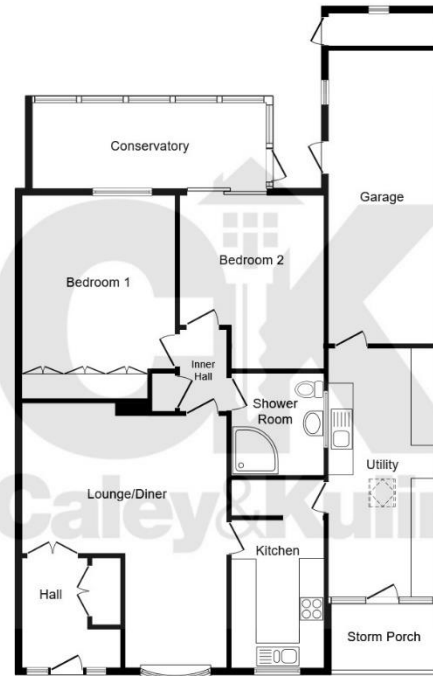






\* A spacious, two-bedroom bungalow located in a very desirable area \*





Floor Plan

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**Council Tax Band:** B

**EPC Rating:** Awaiting EPC

**Tenure:** Freehold

**Version:** CK1699/001



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