



# BALMORAL DRIVE, HEDNESFORD, CANNOCK, WS12 4LT

FOR SALE  
£185,000



## Entrance Hallway

Enter via a uPVC/partly double glazed door to the side aspect and having a ceiling light point, a central heating radiator, carpeted flooring, access to the loft space and doors opening to the lounge, both bedrooms and the bathroom.

## Lounge/Diner

**15' 9" x 11' 1" (4.81m x 3.39m)**

Having a uPVC/double glazed window to the rear aspect, a coved ceiling with two ceiling light points, a central heating radiator, a gas fire with a fireplace surround, carpeted flooring, a television point and a door opening to the kitchen.

## Kitchen

**8' 2" x 7' 0" (2.50m x 2.14m)**

Being fitted with a range of wall, base and drawer units with laminate work surfaces over and having a uPVC/double glazed window to the side aspect, a coved ceiling with a ceiling light point, a central heating radiator, a sink with a mixer tap fitted and a drainer unit, a built-under electric, double oven with an electric hob over, space for an upright fridge/freezer, vinyl flooring, a door opening to cupboard and a uPVC/double glazed door to the rear aspect opening to the garden.

## Bedroom One

**13' 9" x 10' 4" (4.19m x 3.16m)**

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

## Bedroom Two

**9' 0" x 7' 10" (2.75m x 2.38m)**

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

## Bathroom

**7' 0" x 4' 11" (2.13m x 1.49m)**

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a chrome-finished central heating towel rail, a WC, a wash hand basin, tiled flooring, fully tiled walls and a bath with and a thermostatic shower over and a folding glass shower screen installed.



## Outside

### Front

Having a large driveway suitable for parking multiple vehicles, a low-level brick wall, a decorative gravel area, access to the detached garage and access to the rear of the property.

### Garage

**19' 4" x 7' 11" (5.89m x 2.41m)**

A detached garage which has power, lighting, an up and over door to the front aspect, two uPVC/double glazed windows, one to the side aspect and one to the rear aspect and a uPVC/double glazed door to the side aspect opening to the rear garden.

### Rear

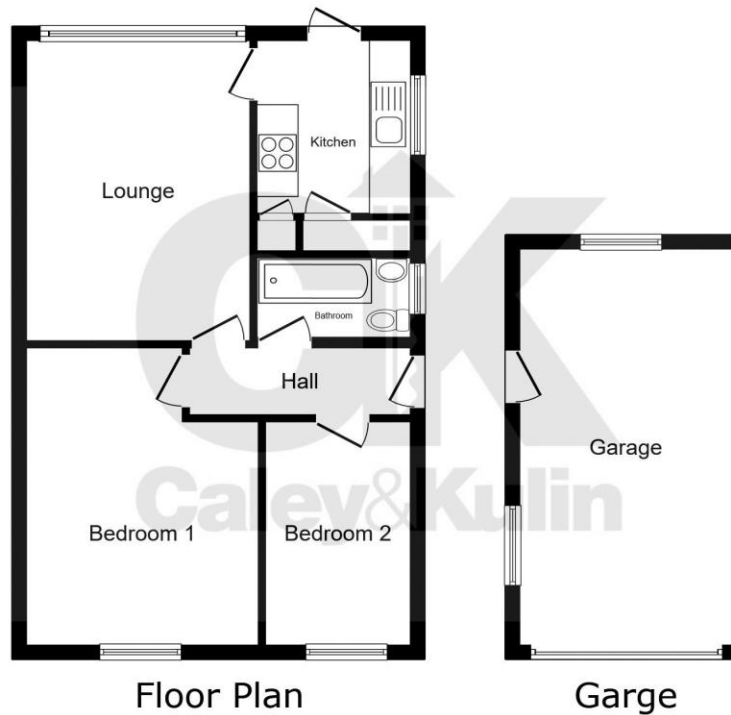
A low maintenance, large rear garden which has tiered, decorative gravel areas retained by low-level brick walls, various trees, shrubs and bushes, access to the side and front aspects of the detached garage and access to the front of the property.







\* Offered with no upward chain \*



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**EPC Rating:** Awaited  
**Tenure:** Freehold  
**Council Tax Band:** B  
**Version:** CK1911/001

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