



SILVER FIR CLOSE, HEDNESFORD

SILVER FIR CLOSE, HEDNESFORD, CANNOCK, WS12 4SU

FOR SALE
£250,000



Ground Floor

Entrance Hall

Enter via a uPVC/partially double glazed front door and having a ceiling light point, a central heating radiator, laminate flooring, a carpeted stairway leading to the first floor and a door opening to the lounge.

Lounge

14' 0" x 10' 1" (4.26m x 3.07m)

Having a uPVC/double glazed bow window to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator, a wall mounted electric fire, a television aerial point, laminate flooring and a door to the kitchen/diner.

Kitchen/Diner

8' 0" x 13' 4" (2.44m x 4.06m)

Being fitted with a range of gloss-finished, handle-less wall, base and drawer units with laminate work surface over and having a uPVC/double glazed window to the rear aspect, ceiling spotlights, plinth lighting, tiled flooring, a stainless steel sink with a mixer tap fitted and drainer unit, a built-under electric oven with an induction hob and an angled stainless steel/glass extraction unit over, both an integrated washing machine and dishwasher, an integrated upright fridge/freezer, a breakfast bar seating area and doors opening to the conservatory, the garage and a pantry.

Conservatory

10' 1" x 13' 10" (3.07m x 4.21m)

Being constructed from a low-level brick wall and uPVC/double glazed windows to the side and rear aspects and having a ceiling light point, a central heating radiator, tiled flooring and uPVC/double glazed French doors to the side aspect opening to the rear garden.



First Floor

Landing

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, access to the loft space, carpeted flooring and doors to both bedrooms and the bathroom.

Bedroom One

11' 11" x 10' 1" (3.63m x 3.07m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, a built-in wardrobe, a storage cupboard and carpeted flooring.

Bedroom Two

10' 2" x 7' 1" (3.10m x 2.16m)

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

Bathroom

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 with a mixer tap fitted and under-sink storage, partly tiled walls, laminate flooring and a bath with a mixer tap fitted, a thermostatic shower over and a glass shower screen installed.

Outside

Front

Being low maintenance as it is mainly tarmac and having off road parking on the driveways, a storm porch over the front entrance, courtesy lighting, access to the garage and access to the rear of the property via a low-level, wrought iron gate.

Garage

15' 5" x 7' 10" (4.70m x 2.39m)

An integral garage, which has power, lighting, an up and over door to the front aspect and a door to the rear aspect opening to the garden.

Rear

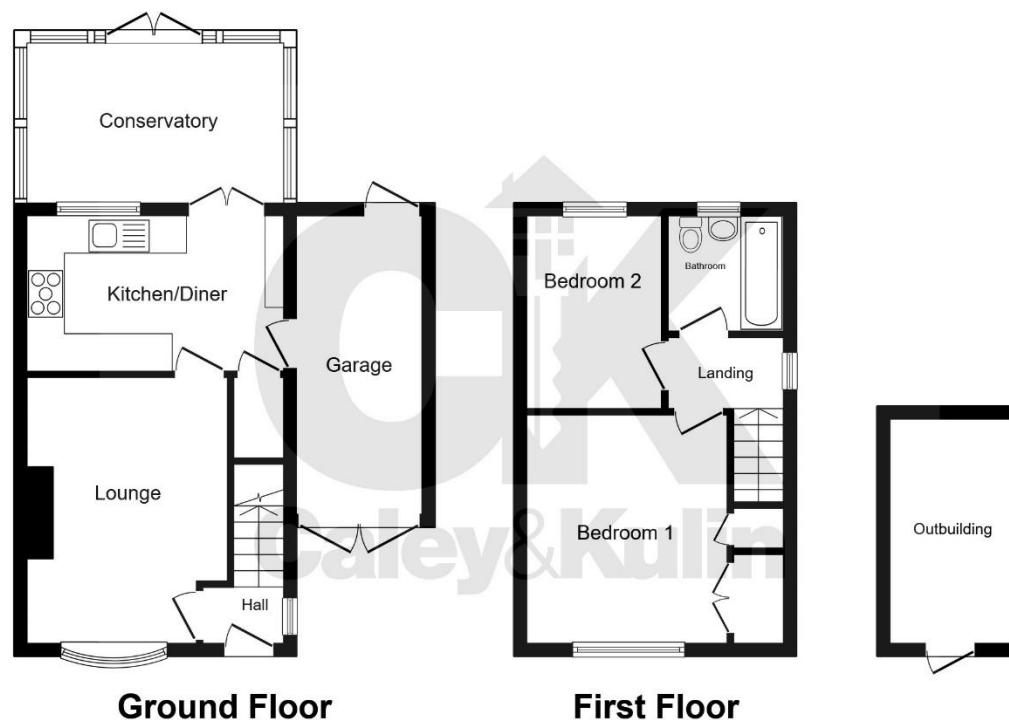
Having an artificial grass lawn retained by a low-level brick wall, a patio dining area, a slate-chipped area, a brick-built shed which has power and lighting, various trees, shrubs and bushes, access to the rear aspect of the garage and access to the front of the property via a low-level wrought iron gate.







* An immaculately presented, detached home, situated in a very desirable location *



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

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Council Tax Band: C

EPC Rating: D

Tenure: Freehold

Version: CK1813/001



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