



Croft Avenue, Hednesford
Cannock, WS12 4LE

Offers Over £190,000

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Paul Carr Estate Agents are delighted to market this well presented three bedroom semi-detached family home situated in Pye Green, Cannock with excellent access to local amenities, transport links and schools.

This property briefly comprises an Entrance Hall, a bay-fronted Lounge and modern Kitchen-Diner on the ground floor. The first floor offers three Bedrooms and a Family Bathroom.

The front of the property features a spacious tarmac driveway with space for multiple vehicles and access to the Detached Garage. The generous rear garden includes a spacious lawn area with slatted seating area and storage shed.





Property Specification

Attention First Time Buyers
Modern Kitchen-Diner
Modern Family Bathroom
Parking For Multiple Vehicles
Detached Garage

Entrance Hall

Kitchen-Diner 10' 9" x 16' 1" (3.27m x 4.90m)

Lounge 12' 10" x 11' 2" (3.91m x 3.40m)

Landing

Bedroom One 11' 2" x 10' 0" (3.40m x 3.05m)

Bedroom Two 10' 10" x 8' 6" (3.30m x 2.59m)

Bedroom Three 7' 9" x 7' 2" (2.36m x 2.18m)

Family Bathroom 6' 10" x 5' 6" (2.08m x 1.68m)

Detached Garage

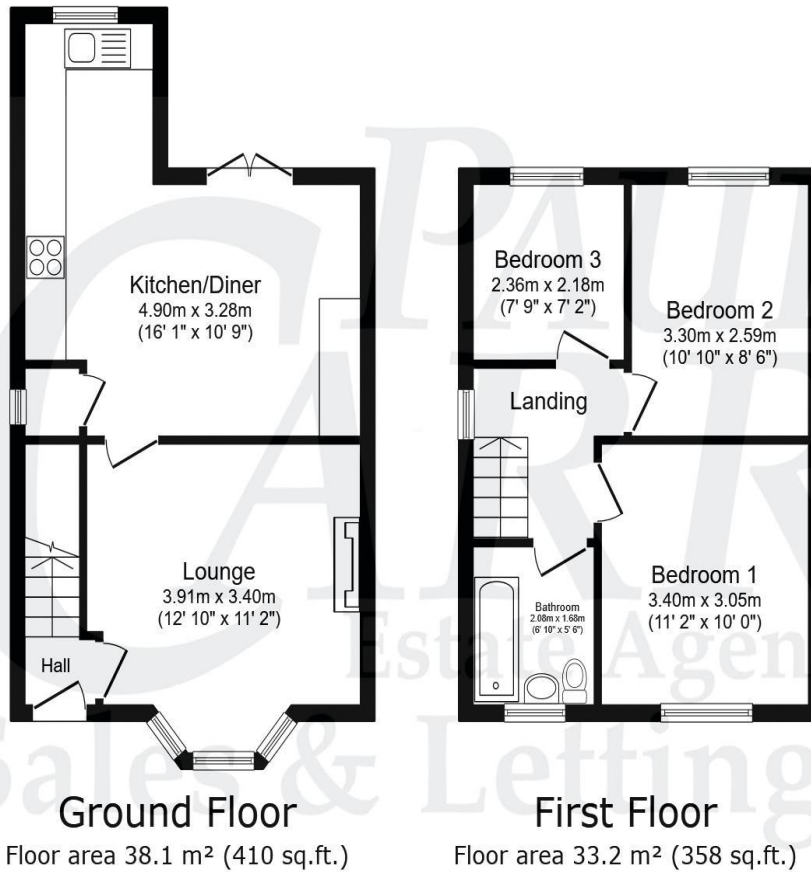
Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 3rd December 2024

Services connected: Gas, Electricity, Water, Drainage
Council tax band: A
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



TOTAL: 71.3 m² (768 sq.ft.)

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

