



Suthard Way, Hednesford
Cannock, WS12 4WT

£260,000

Hednesford

£260,000

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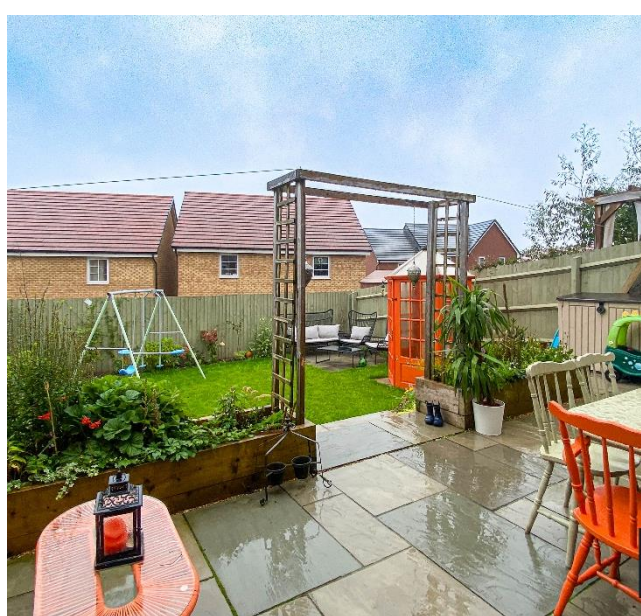
Welcome to Suthard Way and The Maidstone built by Barratt Homes in 2021, an immaculate and stylishly presented three bedroom semi detached property situated in a desirable part of Cannock Town.

An internal inspection reveals a welcoming entrance hall, spacious family living room, beautiful kitchen diner with French Doors into the rear garden and completing the ground floor is the guest W/C. Stairs lead to the first floor where the property boasts three excellent bedrooms, family bathroom and an en suite to the master.

Outside is a pleasant privately enclosed rear garden and to the fore is a driveway providing off road parking. You will also find yourself conveniently situated near to highly regarded schools, local shops, easily accessible transport links and just a stones throw from Cannock Chase an area of outstanding natural beauty.

DO NOT MISS YOUR CHANCE TO VIEW!!





Property Specification

The Maidstone By Barrett Homes
Stylish Decor Throughout
Spacious Lounge
Family Bathroom & Master En-Suite
Upgrade Kitchen With Underfloor Heating

Entrance Hall
3.95m (12'11") x 1.03m (3'5")

Downstairs Cloakroom
5' 3" x 3' 1" (1.61m x 0.93m)

Kitchen-Diner
10' 6" x 15' 0" (3.19m x 4.57m)

Lounge
16' 2" x 11' 9" (4.94m x 3.59m)

Bedroom One
13' 8" x 8' 6" (4.17m x 2.6m)

Bedroom Two
10' 2" x 8' 6" (3.11m x 2.59m)

Bedroom Three
8' 9" x 6' 4" (2.67m x 1.92m)

Family Bathroom
5' 7" x 6' 3" (1.7m x 1.91m)

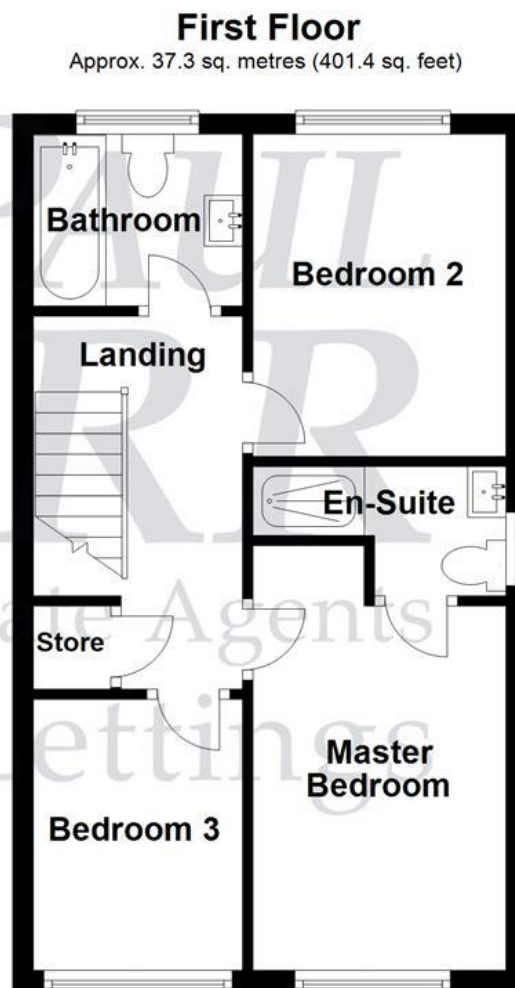
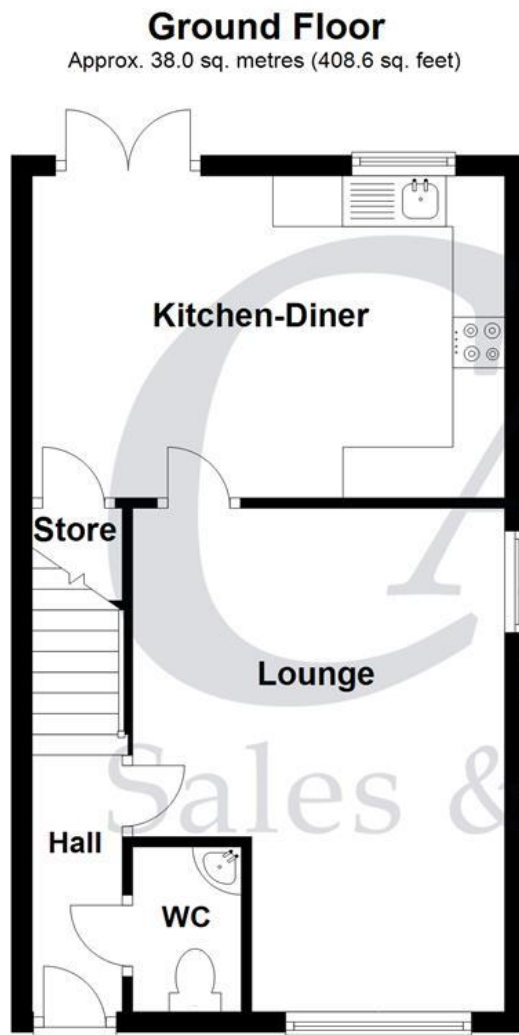
Agent's Note:

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: 19th January 2025

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

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

