



Pendle Hill, Hednesford
Cannock, WS12 1LW

Offers Over £325,000

Hednesford

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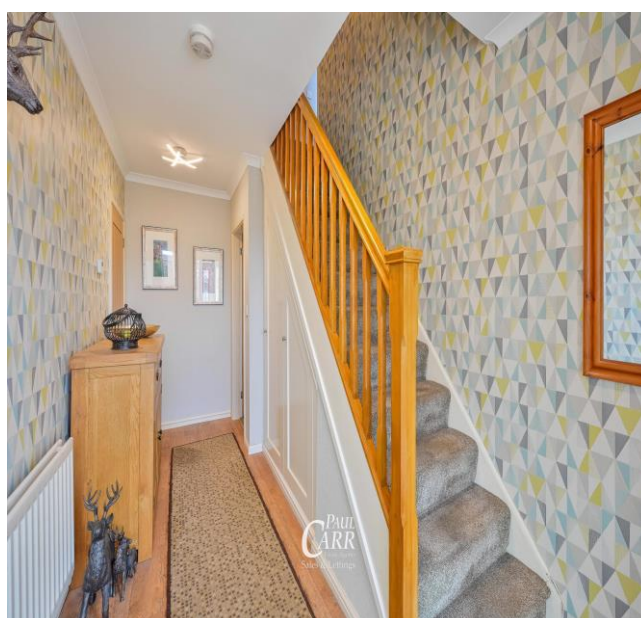
Paul Carr Estate Agents are delighted to present this spacious and beautifully presented two-bedroom semi-detached family home, ideally situated on an enviable plot on the highly desirable Pendle Hill in Hednesford.

Occupying a prime and spacious plot, this immaculate property offers a perfect blend of modern living and practical design. Upon entering, you're welcomed by an entrance porch, expansive hallway leading to a spacious 15ft+ lounge, separate dining room, rear conservatory and stunning kitchen with high gloss cabinetry and breakfast bar. Upstairs comprises two very well-proportioned bedrooms, including a generously sized family bathroom.

Externally, the property boasts a private tarmac driveway for multiples vehicles leading to an integral garage. The generously sized rear garden features a large lawn with blockpaved edging and mature decorative planted borders, both decked and slabbed seating areas, storage shed and side gated access.

Tucked away on this quiet residential street, this fantastic family home enjoys both privacy and convenience in a prime residential location. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.





Property Specification

Family Home Situated In A Desirable Residential Area
Two Well Proportioned Double Bedrooms Upstairs
10ft+ Family Bathroom
Two Well-Appointed Reception Rooms & Conservatory
Stunning Kitchen With High Gloss Units & Breakfast Bar
Situated On An Envious Plot With Spacious Rear Garden

Entrance Porch

Central Hallway

Lounge 12' 5" x 15' 4" (3.78m x 4.68m)

Dining Room 11' 1" x 12' 0" (3.37m x 3.65m)

Kitchen 11' 8" x 12' 10" (3.56m x 3.90m)

Conservatory 8' 7" x 11' 9" (2.61m x 3.57m)

First Floor Landing

Bedroom One 12' 0" x 12' 11" (3.67m x 3.93m)

Bedroom Two 10' 1" x 12' 0" (3.07m x 3.65m)

Family Bathroom 4' 8" x 10' 6" (1.41m x 3.21m)

Garage 16' 2" x 8' 2" (4.92m x 2.50m)

Agent's Note:

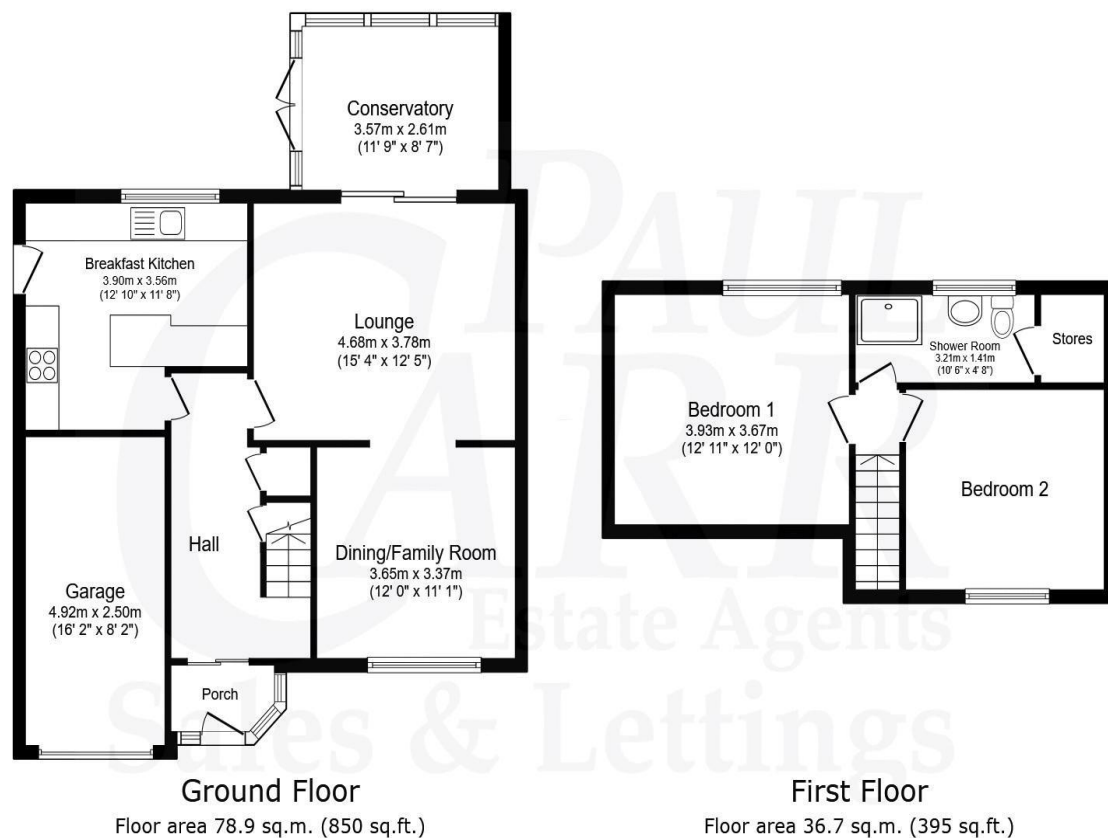
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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:

Viewer's Note:

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



Total floor area: 115.6 sq.m. (1,245 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

