

HUNTERS[®]

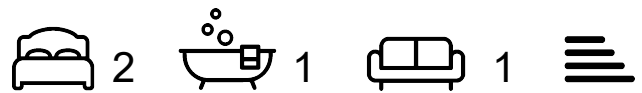
HERE TO GET *you* THERE



Florence Street

Hednesford, Cannock, WS12 4BA

Offers In The Region Of £195,000



Council Tax: B



- FREEHOLD SEMI DETACHED HOUSE
- LOUNGE
- BATHROOM
- GAS RADIATOR CENTRAL HEATING
- REAR GARDEN

- TWO BEDROOMS
- KITCHEN DINER
- SEALED UNIT DOUBLE GLAZING
- DRIVEWAY PARKING FOR SEVERAL CARS



Hunters Burntwood are pleased to offer For Sale this charming semi-detached house located on Florence Street, Hednesford. This property has the benefit of sealed unit double glazing and gas radiator central heating and in brief comprising, porch, hall, lounge with feature fireplace, kitchen diner, two bedrooms with wardrobes and bathroom. Outside, the property has a brick paved with parking for several cars and low maintenance rear garden.

HALL

having a sealed unit double glazed front door, radiator and stairway to the first floor

LOUNGE

13'1" x 10'0" (3.99m x 3.05m)

with a sealed unit double glazed front bow window, period style fireplace with inset Living Flame gas fire downstairs cupboard and radiator.

KITCHEN/DINER

13'2" x 9'0" (4.01m x 2.74m)

fitted with a range of matching base, drawer and wall mounted units, rounded edge work surface incorporating a 1 1/2 bowl sink top, space for an electric oven with cooker hood above, space and plumbing for an automatic washing machine, integrated fridge/freezer, cupboard containing the Ideal boiler, ceramic tiled walls, ceramic tiled floor, radiator, sealed unit double glazed rear window and sealed unit double glazed rear door.

LANDING

with a sealed unit double glazed side window and storage cupboard with shelving.

BEDROOM 1

11'8" x 10'0" (3.56m x 3.05m)

having a sealed unit double glazed front window, double wardrobe with hanging rail & shelving and laminate floor.

BEDROOM 2

8'11" x 7'1" (2.72m x 2.16m)

with a sealed unit double glazed rear window, radiator and double wardrobe.

BATHROOM

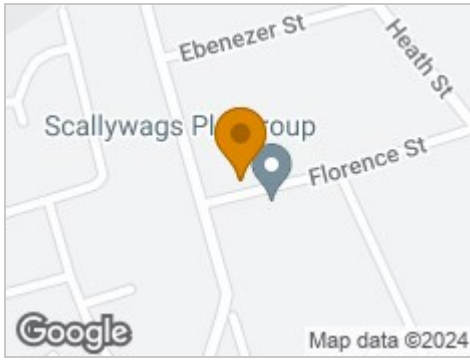
fitted with a white suite incorporating a bath with electric shower above, handbasin with cupboard beneath, low flush W.C., sealed unit double glazed rear window, ceramic tiling and towel rail.

OUTSIDE

To the front, the property has brick paved drive providing off road parking for two cars and access to the front entrance. The drive continues through double gates to the side of the property providing additional parking and giving access to the rear low maintenance garden, which has a paved patio, gravel & slate chipping areas, fish pond, raised flower beds, further patio and shed to the rear.



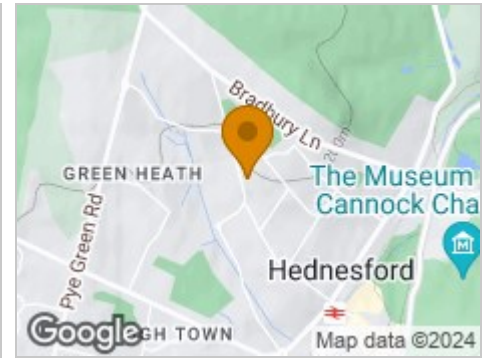
Road Map



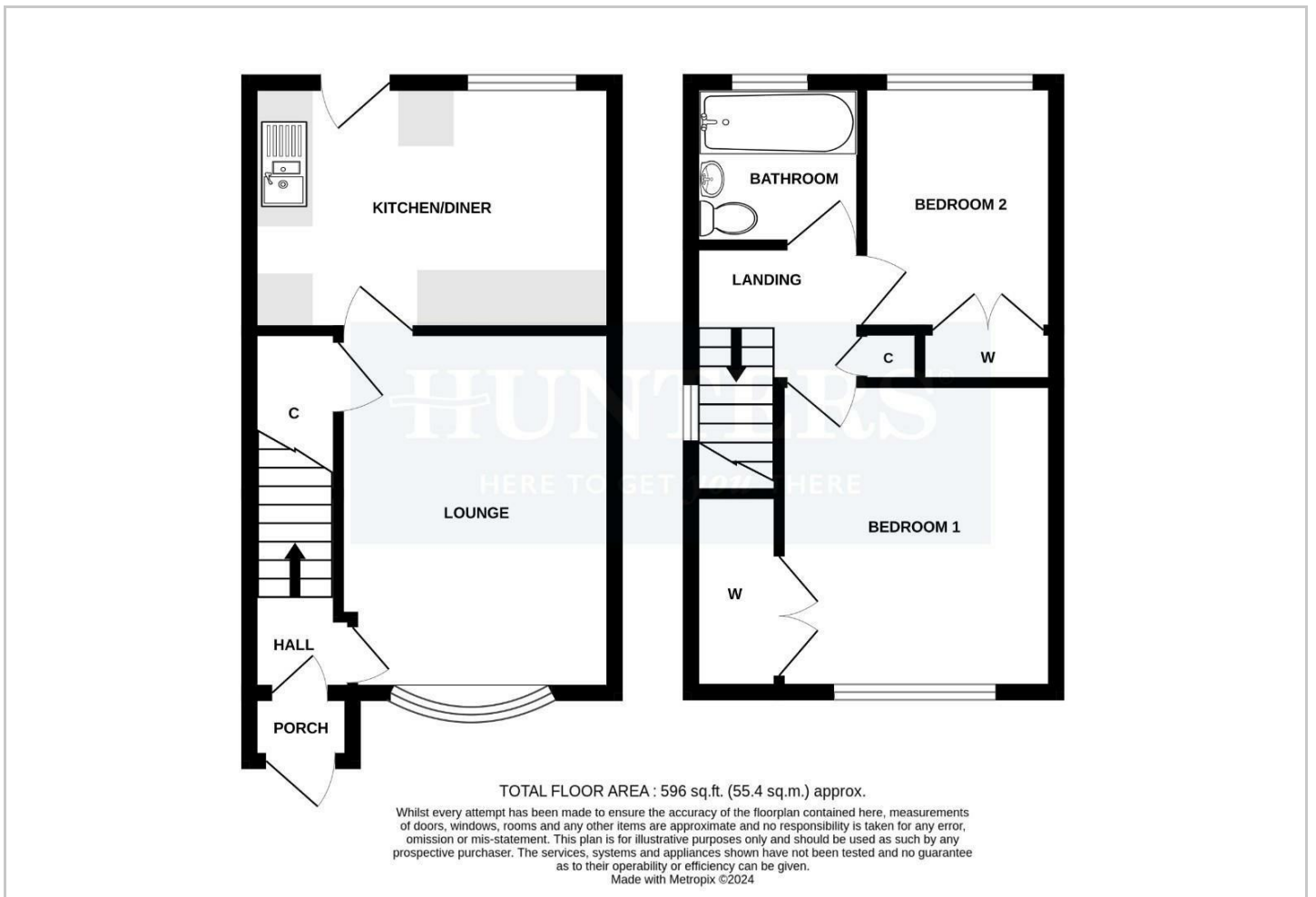
Hybrid Map



Terrain Map



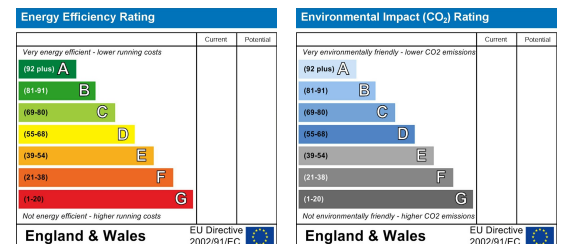
Floor Plan



Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.