

HUNTERS®

HERE TO GET *you* THERE



Cygnnet Close

Hednesford, WS12 4RL

Asking Price £90,000



Council Tax: A



- FIRST FLOOR MAISONNETTE
- SPACIOUS LOUNGE/DINER
- SHOWER ROOM
- COMMUNAL GARDENS
- AVAILABLE WITH NO UPWARD CHAIN
- ONE DOUBLE BEDROOM
- KITCHEN
- CAR PARKING SPACE
- POPULAR LOCATION



Hunters Burntwood are pleased to offer For Sale this one bedroom first floor maisonette which is located on Cygnet Close in Hednesford. This delightful property, built in 1995, offers a comfortable living space, making it an ideal choice for individuals or couples alike. The flat features a well-proportioned reception room, spacious kitchen, double bedroom and shower room. Outside, there are communal gardens and allocated parking space. The location is particularly appealing, as it is in close proximity to the stunning Cannock Chase, a perfect spot for outdoor enthusiasts who enjoy walking, cycling, or simply soaking in nature. Additionally, the flat benefits from good road links, making it easy to commute to nearby towns and cities. Local amenities are also within reach, providing you with everything you need for day-to-day living, including shops, cafes, essential services and local train station.

ENTRANCE HALL

having a front entrance door and stairs to the first floor landing

LANDING

having the airing cupboard containing the Ariston water heater & shelving, storage cupboard with hanging rail, ceiling hatch to the roof space.

LOUNGE/DINER

14'6" max x 9'11" (4.42m max x 3.02m)

having a sealed unit double glazed rear window with secondary double glazing, laminate floor and TV aerial wire.

KITCHEN

10'6" x 10'0" (6'7"min) (3.20m x 3.05m (2.01mmin))

fitted with a range of wood fronted base, drawer and wall mounted units, round edge work surface incorporating a stainless steel sink top, space for an electric oven, space & plumbing for an automatic washing machine, tiled walls, wall mounted electric heater, and sealed unit double glazed leaded front window.

BEDROOM

12'2" x 8'9" (3.71m x 2.67m)

having a sealed unit double glazed leaded rear window with secondary double glazing, laminate floor and wall mounted electric heater.

SHOWER ROOM

fitted with a white suite incorporating a double width shower cubicle with electric shower, pedestal hand basin, low flush W.C., ceramic tiled splashbacks, shaver socket, extractor fan, wall mounted heater and sealed unit double glazed leaded front window.

OUTSIDE

The property has communal gardens and car parking area, with 1 allocated space and several visitor spaces.

MATERIAL INFORMATION

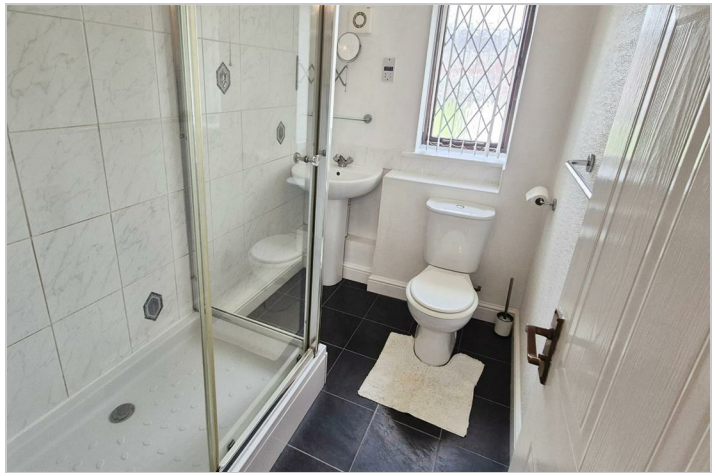
Tenure Type: Leasehold

Years remaining on lease: 93

Ground Rent Amount: £80:00

Annual Service Charge: £1500:00

Council Tax Banding: A



Road Map



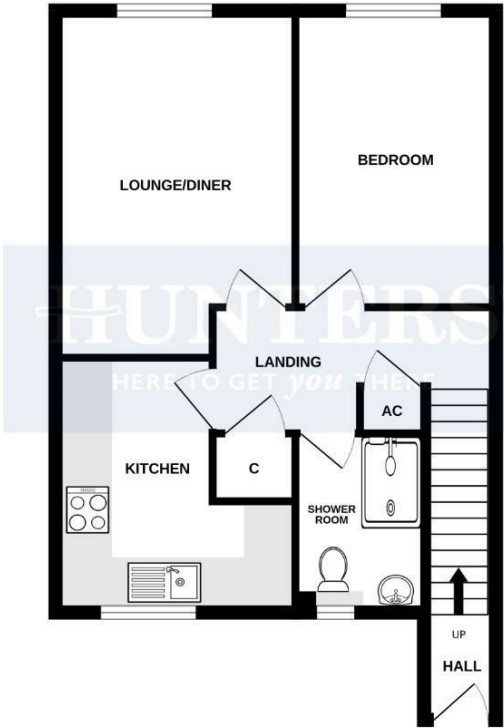
Hybrid Map



Terrain Map



Floor Plan

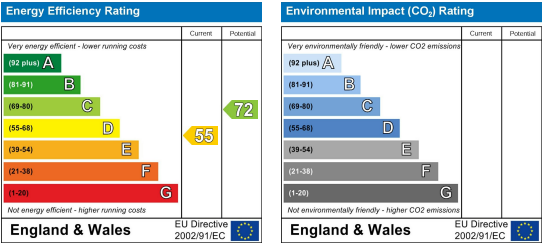


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.