



Green Heath Road, Hednesford  
Cannock, WS12 4AU

Offers in the Region Of £289,950

# Hednesford

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This stunning Victorian style period property has been meticulously refurbished throughout and offers spacious living accommodation coupled with charming interior style and original character features.

Located in a highly desirable area close to good schools, amenities in Hednesford and with Cannock Chase a short drive away this fabulous family home needs to be viewed to appreciate the quality and exceptional finish on offer.

A Minton tiled front porch leads into an entrance hallway and the cosy front living room which has a large walk-in bay window, marble fireplace and feature wall.

The stylish kitchen/diner has Victorian style flooring, ample fitted units with integrated appliances and space for a dining table. Off the kitchen is a useful utility room with matching kitchen units, space for appliances and the new wall mounted boiler.

A door leads out to the rear garden and parking area. Completing the ground floor is the tiled, contemporary style bathroom.

To the first floor is a generous front bedroom, two further bedrooms and a modern shower room. Off road parking is available to the rear of the property and a gate leads to the private rear garden ideal for families.

This lovely family home is available with NO ONWARD CHAIN and viewings are via Paul Carr Cannock, call to arrange an appointment to view!





## Property Specification

Impressive Fully Refurbished Victorian Property  
Modern Finish with Character Features  
Impressive Kitchen/Diner with Integrated Appliances  
Three Good Sized Bedrooms  
Two Bathrooms

Porch

Hall

Living Room 3.58m (11'9") max x 3.47m (11'5")

Kitchen/Diner 4.41m (14'6") x 3.84m (12'7")

Utility Room 2.57m (8'5") x 2.46m (8'1")

Bathroom

Cellar 0.76m (2'6") x 0.75m (2'6")

Stairs

Landing

Bedroom 1 4.54m (14'11") x 3.57m (11'9")

Bedroom 2 3.49m (11'5") x 2.00m (6'7")

Bedroom 3 2.56m (8'5") x 2.47m (8'1")

Shower Room

### 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, Electric, Water, Drainage

Council tax band: B

Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

New  
Instruction  
Awaiting  
E.P.C.

## Map Location

