



Heather Road, Hednesford  
Cannock, WS12 4EX

Offers in the Region Of £80,000

# Hednesford

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ATTENTION FIRST TIME BUYERS AND INVESTORS.

Welcome to Heather Road, This spacious one Bedroom maisonette just a stone's throw away from Cannock Chase.

Beginning with a entrance hallway and two excellent sized storage cupboards, followed by the stairway and landing.

Upstairs benefits from a sizeable bedroom, fitted bathroom suite, large lounge and kitchen with space for all major appliances.

With scope for improvement throughout and a blank canvas ready to for personal touch, do not miss out on the chance to view!

Call Paul Carr, Cannock Today!





## Property Specification

Sizeable One Bed Maisonette  
Stunning Views and Opposite Holford Equestrian  
Entrance to the Cannock Chase  
Excellent Sized Bedroom  
Large Lounge  
Fitted Kitchen with Space for all Major Appliances

Bedroom 3.62m (11'10") max x 3.22m (10'7")

Lounge 4.80m (15'9") x 3.19m (10'6")

Kitchen 3.19m (10'6") x 2.07m (6'10")

### 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: Electric, Water and Drainage  
Council tax band:A  
Tenure: Leasehold 96years remaining  
Ground Rent: TBC  
Service Charge: TBC  
Restrictions:

# 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.**

