



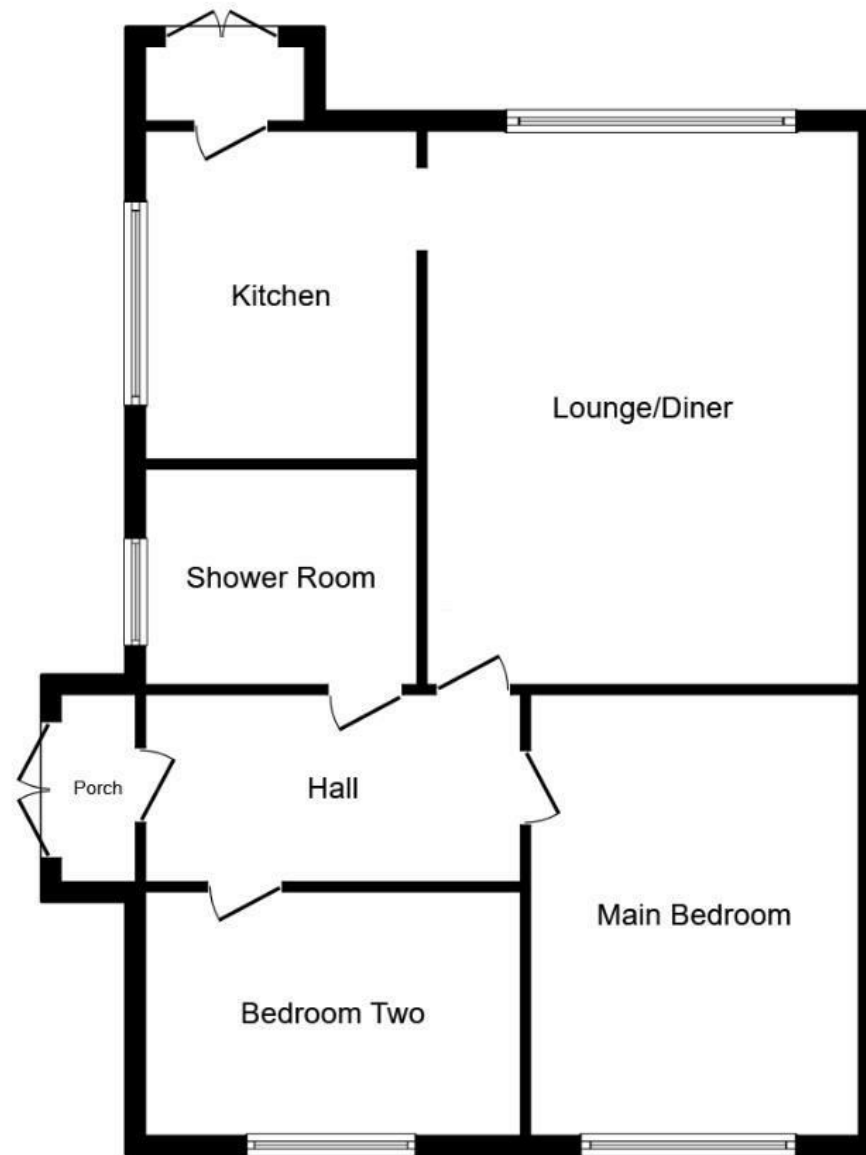


54 Broadway, Hednesford, Cannock, WS12 4HW

£220,000

Positioned on a generous corner plot with the potential to extend (STPP) is this two bedroomed semi-detached bungalow in a popular residential area of Hednesford, perfectly located for access to both Cannock and Hednesford town centres, bus and train services and nearby commuter links for the M6 and A5. Benefitting from Gas central heating, UPVC double-glazing and a further benefit of being sold with no upward chain, the accommodation briefly comprises; Porch, Hallway, Lounge/Diner and a Refitted Kitchen. Two Double Bedrooms and a Refitted Shower Room. Gated Driveway Parking, Detached Garage and Garden to front and sides. EPC rating - C

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Floor Plan

### Porch

via UPVC double-glazed French doors and giving access into the

### Entrance Hallway

via a wood door and having a ceiling light point, coving, radiator and wood effect laminate flooring

### Lounge/Diner

16'0 x 11'0  
having a feature fireplace with an electric log burning effect fire on a tiled hearth. Two ceiling light points, coving, radiator, laminate wood effect flooring and a UPVC double-glazed window to the side aspect. Open archway into the

### Kitchen

10'6 x 7'1  
fitted with a range of wall and base units, roll top work surfaces and an inset stainless steel sink with drainer. Electric oven, gas hob with extractor hood above and appliance spaces for a fridge-freezer and a washing machine. Ceiling strip light, coving, wall mounted central heating boiler, part tiling to walls, radiator, wood effect laminate flooring and a UPVC double-glazed window to the front aspect, UPVC double-glazed door into the

### Rear Porch

having wood effect laminate flooring and UPVC double-glazed patio doors to the side of the property which in turn leads to the detached garage

### Bedroom One

13'8 x 8'3  
benefitting from a range of fitted wardrobes providing ample hanging and storage space. Ceiling light point, coving, radiator, laminate wood effect flooring and a UPVC double-glazed window to the side aspect

### Bedroom Two

9'2 x 7'11  
having a ceiling light point, radiator, laminate wood effect flooring and a UPVC double-glazed window to the side aspect

### Shower Room

having a corner shower enclosure with an overhead electric fitment and a vanity unit with storage housing the hand wash basin and WC. Ceiling light point, loft access, coving, tiling to walls, towel radiator and a UPVC double-glazed window to the front aspect

### Outside

the property occupies a corner plot with outside space wrapped around the house. There is a gated, block paved driveway providing ample off-road parking which leads to the garage. Well established shrubs and hedges with pebbled areas provide space for outside dining. There is also a screen fencing and a useful outside water tap

The detached single garage has an up and over door to the front and a UPVC double-glazed personnel to the side. Further benefitting from light and power.

### AGENTS NOTE

We are required by law to advise all potential purchasers that the seller of this property is a relation to an employee of Hunters Lettings

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.

### Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) A                                 |                            |                                                                                     |
| (81-91) B                                   |                            |                                                                                     |
| (69-80) C                                   | 69                         | 77                                                                                  |
| (55-68) D                                   |                            |                                                                                     |
| (39-54) E                                   |                            |                                                                                     |
| (21-38) F                                   |                            |                                                                                     |
| (1-20) G                                    |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| England & Wales                             | EU Directive<br>2002/91/EC |  |

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. 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.







