



63, Hednesford Road, Heath Hayes
Cannock, WS12 3HL

£420,000.00



**** STUNNING VASTLY EXTENDED DETACHED HOME ** SPACIOUS , IMPROVED TO A HIGH STANDARD AND IMMACULATEDLY MAINTAINED THROUGHOUT ** CONVENIENT LOCATION CLOSE TO SCHOOLS, SHOPS, AMENITIES, TRANSPORT LINKS AND CANNOCK CHASE ** THREE DOUBLE BEDROOMS ** MODERN FAMILY BATHROOM ** GUEST WC ** LIVING ROOM ** DINING ROOM ** STUDY/OFFICE ** MODERN FITTED KITCHEN ** CONSERVATORY ** GENEROUS FRONTAGE WITH AMPLE PARKING ** LARGE PRIVATE REAR GARDEN WITH OUTBUILDING ** VIEWING HIGHLY ADVISED ** NO ONWARD CHAIN **** Skitts Estate Agents are delighted to bring to market this spacious, extended and improved detached home set within a popular location close to all local amenities including schools, shops, transport links and Cannock Chase. Internally the property comprises of Reception hallway, inner hall, living room, dining room, study, modern kitchen, guest WC, rear hall storage area and conservatory, the first floor landing leads to three double bedrooms and a modern family bathroom. Externally there is a generous front driveway providing ample parking, the garage has been studded out creating three separate storage areas, to the rear there is a large private and enclosed private rear garden with outbuilding, perfect for the summer evening and al fresco dining and entertaining. **DON'T MISS OUT ON THIS HIGHLY IMPRESSIVE FAMILY HOME , To book a viewing call our Bloxwich office.**

Reception hall

Inner hall

Kitchen 12' 4" x 8' 10" (3.77m x 2.68m)

Study/office room 7' 3" x 8' 2" (2.22m x 2.49m)

Guest WC

Rear hall lobby area

Living Room 17' 7" x 11' 1" (5.36m x 3.39m)

Dining Room 13' 0" x 11' 10" (3.96m x 3.61m)

Conservatory 11' 10" x 11' 2" (3.60m x 3.41m)

Bedroom One 12' 7" x 8' 11" (3.84m x 2.71m)

Bedroom Two 12' 1" x 8' 10" (3.68m x 2.70m)

Bedroom Three 9' 1" x 8' 1" (2.76m x 2.47m)

Family bathroom 8' 0" x 7' 10" (2.44m x 2.38m)

Double driveway to the fore

Integral single garage 15' 8" x 9' 1" (4.78m x 2.76m) Garage is internally studded creating three separate storage areas(can be easily put back to a garage or fully converted).

Large private rear garden with outbuilding





BUYERS INFORMATION In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

AGENTS NOTE Seller advises planned had been passed but have now lapsed for a single storey extension to the rear.

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

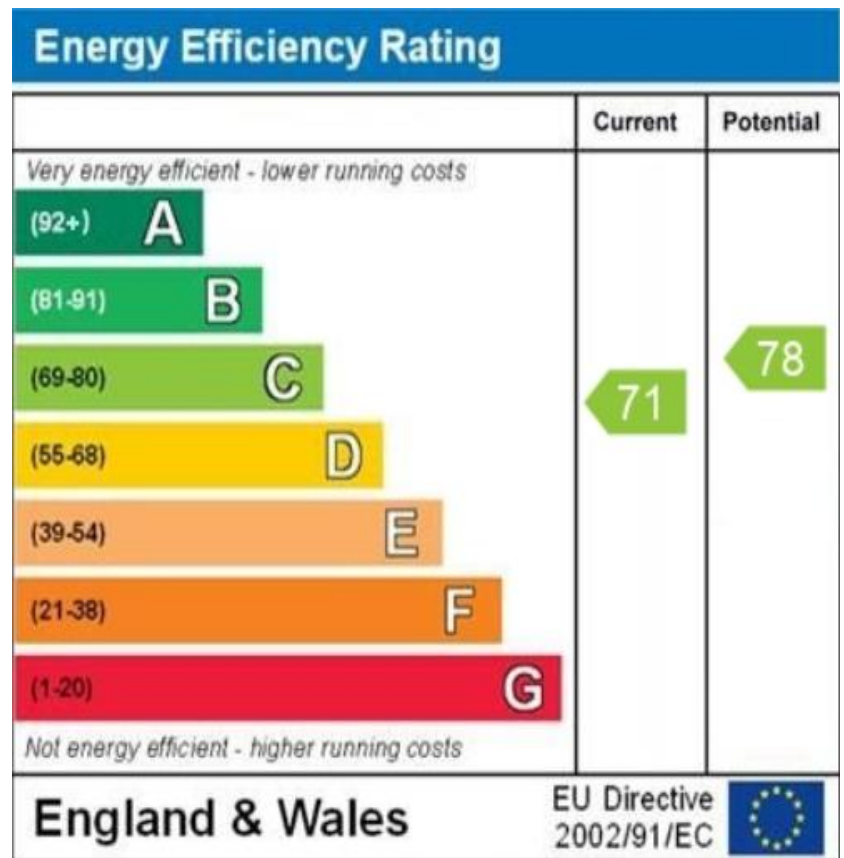
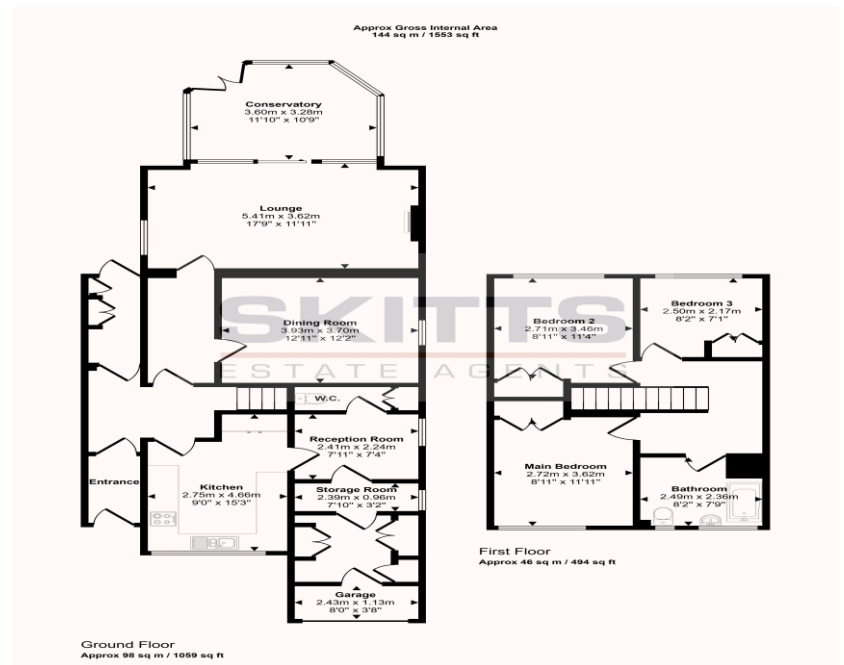
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchaser their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property, we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers.

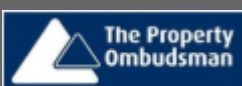
Mortgage Brothers Ltd are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.





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DRAFT SALES PARTICULARS – NOT APPROVED BY VENDOR

PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: