

Connells

Pye Green Road
Hednesford Cannock

Pye Green Road
Hednesford Cannock WS12 4HS

for sale offers over
£280,000







Property Description

Set within a convenient location, close to local amenities, schools, transport links and everyday facilities, the property immediately impresses with its generous footprint and adaptable layout

The ground floor comprises a welcoming entrance hallway providing access to three reception rooms. These substantial living areas can be arranged to suit individual requirements, whether as formal lounges, dining rooms, home offices, hobby rooms, playrooms or additional bedrooms.

The generous sized kitchen offers excellent space, while the utility area provides extensive storage and laundry facilities. A charming log-burning stove offers character and charm.

To the first floor, the property continues to impress with four well-proportioned bedrooms,a shower room and additional WC, providing practicality for busy households.

Externally, the property occupies a generous plot with one of its most impressive features being the substantial rear garden

Ground Floor

Entrance Porch

Having door opening into the hallway

Hallway

Having doors to the living room, kitchen, conservatory and stairs to the first floor

Living Room

Having double doors into the conservatory and a double glazed bay window to the front aspect

Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, tiled splash-backs, extractor hood, oven, gas hob, radiator, ceiling light point, space for appliances and a window overlooking the utility

Reception Room

Having a double glazed window to the front aspect and door into the utility

Conservatory

Having access to the utility, living room and downstairs WC and double doors opening to the rear

Utility

Having a sink, drainer, cupboards, ceiling light

point, plumbing for utility purposes, carpeted flooring and doors to both the front and rear

W.C.

Having a WC and wash hand basin

First Floor

Landing

Having doors to all bedrooms, shower room and WC.

Bedroom 1

Having a double glazed window to the rear aspect, carpeted flooring, ceiling light point and radiator

Bedroom 2

Having a double glazed window to the front aspect, fitted wardrobes, carpeted flooring, radiator and ceiling light point

Bedroom 3

Having a double glazed window to the front aspect, carpeted flooring, radiator and ceiling light point

Bedroom 4

Having a double glazed window to the rear aspect, fitted wardrobes, carpeted flooring, radiator and ceiling light point

Shower Room

Having a double glazed window to the rear aspect, laminate flooring, ceiling light point, shower cubicle and radiator

W.C.

Having a double glazed window to the front aspect, WC and wash hand basin

Outside

Front

Having a concrete driveway suitable for parking multiple vehicles

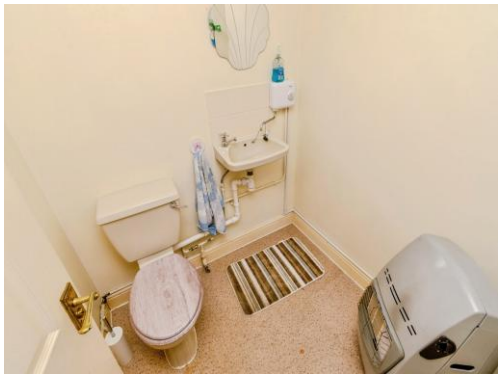
Rear

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



















Total floor area 187.0 m² (2,013 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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10-12 Wolverhampton Road
CANNOCK WS11 1AH

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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