



**Connells**

Bramwell Drive  
Hednesford, Cannock



# Bramwell Drive Hednesford, Cannock, WS12 4GG

For sale offers over  
**£300,000**



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic FOUR BEDROOM SEMI DETACHED TOWN HOUSE located in Hednesford, Cannock. WELL PRESENTED THROUGHOUT and finished to a high standard a perfect home for growing families or first time buyers.

To the Ground Floor the property briefly comprises of an entrance hall leading through to the Guest WC, kitchen and living / dining room. The kitchen comes fully fitted with modern units and integrated appliances, also offering a breakfast bar area. The living room offers space for both living and dining furniture.

To the First Floor having THREE double bedrooms with an En-Suite to the second bedroom. Also having a family bathroom.

To the Second Floor having the master bedroom with a walk in wardrobe and an additional en-suite.

Externally benefiting from having driveway parking suitable for multiple vehicles and an enclosed rear garden ideal for entertaining with an outbuilding.

The property is well placed to provide easy access to Cannock & Hednesford town centres, both offering a wide range of amenities with both local & national bus and train services available. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

## Ground Floor

### Entrance Hall

Having a composite front entrance door, Karndean flooring, ceiling light point, stairs to First Floor, storage cupboard, doors to kitchen, Guest WC and living room.

### Guest WC

Having a WC, hand wash basin, Karndean flooring, ceiling light point, double glazed window to the front aspect.

### Kitchen

8' 7" x 15' 9" ( 2.62m x 4.80m )

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops across, sink with drainer and mono tap, integrated double oven/grill, five ring gas hob with extractor hood above, integrated fridge-freezer and dishwasher, space and plumbing for appliances, recessed spot lighting, breakfast bar area, Karndean flooring, radiator and double glazed window to front.

### Living / Dining Room

16' 1" x 11' 1" ( 4.90m x 3.38m )

Having laminate flooring, ceiling light point, space for living and dining furniture, double glazed window and French doors to rear garden.

## First Floor

### Landing

Having carpeted flooring, ceiling light point, stairs to master bedroom, doors to all bedrooms and family bathroom and airing cupboard.

### Bedroom 2

15' 1" x 14' 1" ( 4.60m x 4.29m )

Having built in wardrobes, carpeted flooring, ceiling light point, radiator, double glazed window to the front aspect and door to en-suite.

### En-Suite

Having a WC, hand wash basin, shower cubicle, laminate flooring, heated towel rail, radiator, recessed spot lighting and double glazed window to rear aspect.

### Bedroom 3

16' 1" x 11' 3" ( 4.90m x 3.43m )

Having carpeted flooring, ceiling light point, radiator and double glazed window to rear.

### Bedroom 4

8' 11" x 11' ( 2.72m x 3.35m )

Having carpeted flooring, ceiling light point, radiator and double glazed window to front.

### Family Bathroom

Having a WC, hand wash basin, bath with shower over, recessed spot lighting, laminate flooring, heated towel rail and double glazed window to the front aspect.

## Second Floor

### Master Bedroom

16' 3" x 18' 6" ( 4.95m x 5.64m )

Having carpeted flooring, two radiators, ceiling light point, dressing area, two double glazed windows to the front, doors to en-suite and walk in wardrobe.

### En-Suite

Having a WC, hand wash basin, shower cubicle, laminate flooring, heated towel rail, radiator, recessed spot lighting and velux window to rear.

### Walk In Wardrobe

9' 6" x 7' 9" ( 2.90m x 2.36m )

Having carpeted flooring, radiator, ceiling light point and velux window to the rear aspect.

### Outside

### Outbuilding

17' 7" x 7' 6" ( 5.36m x 2.29m )

Having a bar area, ceiling spotlights, heater, bi-fold doors opening on to the garden.

### Front

Having a driveway and car port suitable for multiple vehicles.

### Rear

Being an enclosed rear landscaped garden with patio, artificial lawn area and decking areas ideal for entertaining with access to the outbuilding.













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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: B    Council Tax  
 Band: D

Tenure: Freehold

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