





Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this Semi-Detached property in Hednesford.

An excellent First Time Buy or Investment opportunity offered with no chain and being located close to the well known and loved Cannock Chase.

To the ground floor, the property briefly comprises of two generous reception rooms, a fitted kitchen with space for appliances and a shared family bathroom. To the first floor boasting two bedrooms and a newly fitted bathroom.

Externally benefiting from having off road parking to the front and an enclosed garden to the rear.

This property is perfectly located in a desirable area within walking distance of the well known and tranquil Cannock Chase; loved for its outstanding beauty, scenic landscapes, wildlife and history. The property also benefits from being close to Beaudesert Golf Club, Hednesford Hills Local Nature Reserve, close to local amenities, and having excellent transport links.

Ground Floor

Living Room

12' 6" x 11' 1" (3.81m x 3.38m)

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

flooring and door to dining room

Dining Room

12' 8" x 11' 2" (3.86m x 3.40m)

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

Kitchen

12' 7" x 6' 10" (3.84m x 2.08m)

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, space for appliances, ceiling light point, tiled splash-backs, carpeted flooring, double glazed window to the side aspect and doors to bathroom and to side access

Bathroom

Having a WC, wash hand basin, tiled walls, tiled flooring and a double glazed window to the side aspect

First Floor

Landing

Having carpeted flooring, ceiling light point and doors to bedrooms and bathroom

Bedroom 1

11' 1" x 12' 5" (3.38m x 3.78m)

Having a double glazed window to the front

aspect, radiator, ceiling light point, built in wardrobes and carpeted flooring

Bedroom 2

11' 5" x 12' 5" (3.48m x 3.78m)

Having a double glazed window to the rear aspect, radiator, ceiling light point, carpeted flooring and access to bedroom 3

Bathroom

6' 11" x 9' 1" (2.11m x 2.77m)

Having a double glazed window to the side aspect, radiator, panelled walls, WC, bath with shower over, sink, ceiling light point and laminate flooring

Outside

Front

Having a driveway for off road parking to the side



Rear

Having a paved patio area, laid to lawn and gated side access







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

To view this property please contact Connells on

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10-12 Wolverhampton Road
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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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