



**Connells**

Kiaora Stanley Road  
Hednesford Cannock

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Hednesford Cannock WS12 4AX

for sale offers in the region of  
**£255,000**



## Property Description

**MODERN MEETS TRADITIONAL!**  
Characterful throughout featuring original doors, skirting boards and feature fireplaces whilst boasting immaculate, neutral and contemporary interiors.

To the Ground Floor, the property briefly comprises of an entrance hallway offering access to the lounge, dining room and shower room. The front lounge boasts an attractive walk-in bay window, perfectly adding shape and space whilst offering an influx of natural light. Creating a sociable open plan setting; the dining room provides open access to the fitted kitchen, complete with plumbing for utility purposes and space for appliances. Adding a touch of contemporary living to shower room with a navy blue bathroom suite and variety of modern tiles.

To the First Floor having **THREE BEDROOMS**, each having original doors, skirting boards and feature fireplaces. Furthermore having an upstairs WC.

Externally benefiting from having a large front driveway, suitable for multiple vehicles and gated access to the **EXTENSIVE REAR GARDEN** boasting a vast amount of laid to lawn and paved patio areas.

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 the Train Station, Beaudesert Golf Club, Hednesford

Hills Nature Reserve, Primary & Secondary Schools and easy access to Cannock Town Centre

## Ground Floor

### Lounge

Having a double glazed bay window to the front aspect, radiator, ceiling light point, laminate flooring and feature fireplace with surround

### Dining Room

Having a radiator, laminate flooring, space for dining furniture, feature fireplace and doors and open access to the kitchen

### Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and a half bowl sink/drain, integrated oven stack with microwave, 4 point gas hobs and extractor hood, tiled splash-backs, plumbing for the washing machine, space for appliances, tiled flooring, two double glazed windows to the rear garden and a double glazed door to the rear garden

### Shower Room

Having a double glazed window to the side aspect, WC, vanity wash hand basin, shower

cubicle, part tiled walls, towel radiator, ceiling light point and vinyl flooring

## First Floor

### Landing

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

### Bedroom 1

Having a double glazed window to the front aspect, radiator, ceiling spotlights, fitted wardrobe/cupboard space, carpeted flooring and original skirting, feature fireplace

### Bedroom 2

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

### Bedroom 3

Having a double glazed window to the side aspect, radiator, ceiling light point, carpeted flooring, feature fireplace

### W.C

Having double glazed windows to the front and side aspects, vanity WC and wash hand basin, tiled splash-backs, radiator, ceiling light point, storage cupboard and laminate flooring

## Outside

### Front

Having a gravel driveway suitable for multiple vehicles, carport and gated access to the rear

### Rear

Having a paved patio area and laid to lawn

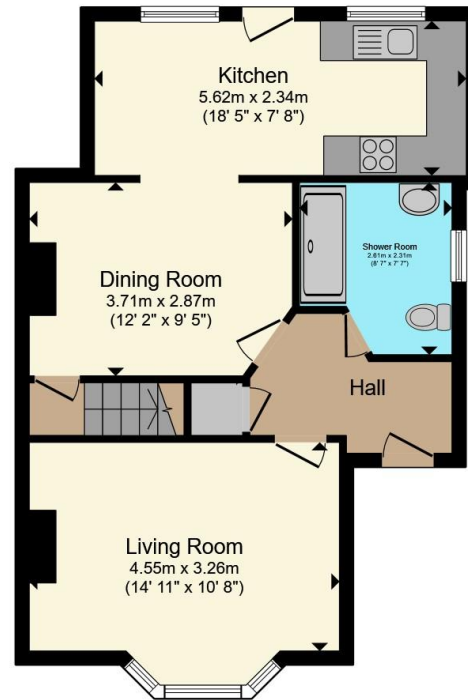
### Agents Note

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.

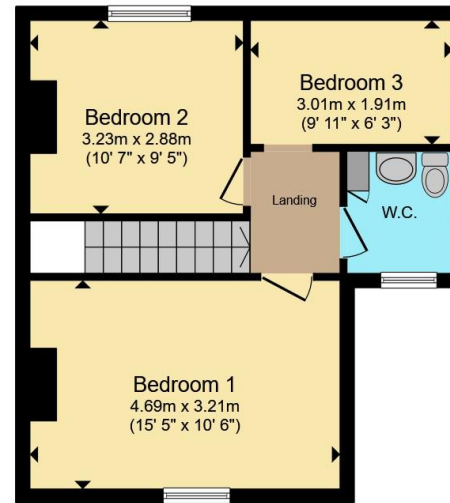








**Ground Floor**



**First Floor**

Total floor area 94.6 m<sup>2</sup> (1,018 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.propertybox.io](http://www.propertybox.io)



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10-12 Wolverhampton Road  
CANNOCK WS11 1AH

EPC Rating: E Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/CNK109068](http://connells.co.uk/Property/CNK109068)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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