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# Bromley Close

## Hednesford, Cannock, WS12 4QY

## £1,150 Per Month

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AVAILABLE TO LET - a semi detached house situated in this sought after location close to local shops & amenities. The property has sealed unit double glazing, gas radiator central heating and in brief comprises: entrance hall, lounge, kitchen diner with appliances, landong, three bedrooms, ensuite shower to main bedroom and bathroom. Outside the property has a driveway providing off road parking and enclosed rear garden.



HALL
having a raised panel front entrance door with double glazed inserts, radiator, sealed unit double glazed side window and stairway leading off to the first floor.

LOUNGE 17'5" x 13@11(max) (5.31m x 3.96m@3.35m(max)) with sealed unit double glazed windows to front & side, 2 radiators, TV aerial point and understairs storage cupboard.

KITCHEN DINER 13'11" x 9'4" (4.24m x 2.84m)
fitted with a range of matching base, drawer and wall mounted units, extensive work surface incorporating a stainless steel sink top, Neve 4 ring gas hob with cooker hood above, fan assisted electric oven, radiator, wall mounted Baxi Duo Tec combination boiler, inset ceiling spotlights, space & plumbing for an automatic washing machine, space for a fridge freezer, two sealed unit double glazed rear windows, sealed unit double glazed rear door.

LANDING
having a sealed unit double glazed side window and ceiling hatch to the roof space

BEDROOM 1 10'11"(max) x 10'6" (3.33m(max) x 3.20m)
having a sealed unit double glazed front window, radiator, fitted wardrobes with hanging rail and shelving and airing cupboard with electric heater and shelving.

EN-SUITE
refitted with a white suite incorporating a shower cubicle with mains shower, vanity unit with inset sink top, radiator, extractor fan and sealed unit double glazed side window.

BEDROOM 2 9'3" x 7'3" (2.82m x 2.21m)
with a sealed unit double glazed rear window and radiator.

BEDROOM 3 9'3" x 6'5" (2.82m x 1.96m)
with a sealed unit double glazed rear window and radiator.

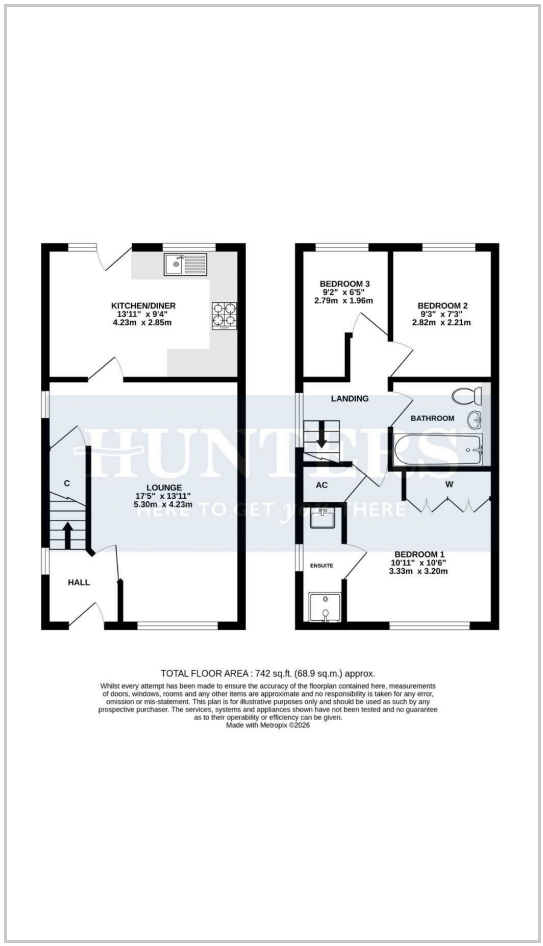
BATHROOM
fitted with a panel bath, pedestal hand basin, low flush W.C., radiator, shaver socket, tiled splashback and extractor fan.

OUTSIDE
to the front of the property is a small lawn, steps to the front entrance and drive to the side providing off road parking. To the rear, garden is enclosed by fencing and has a paved patio area, lawned garden and shed.

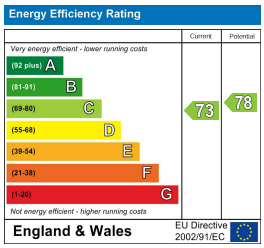
## Area Map

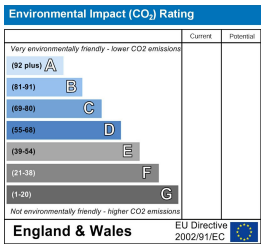



## Floor Plans




## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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