



Balmoral Drive, Hednesford  
Cannock, WS12 4LT

**£260,000**

# Hednesford

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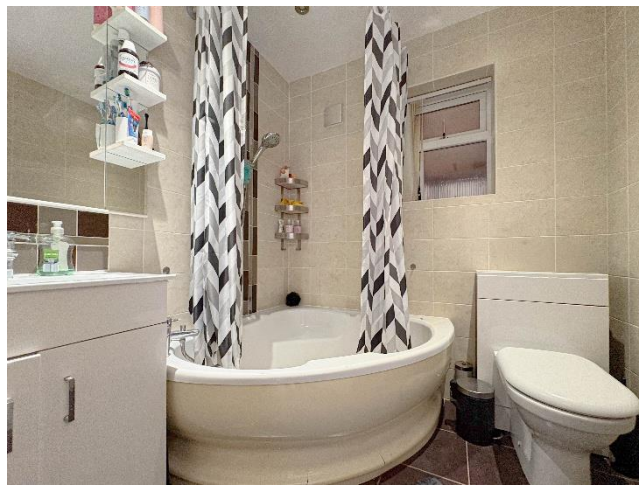
**\*OVER 1400 SQUARE FT OF LIVING SPACE\* \*CUL DE SAC LOCATION\* WOW, welcome to Balmoral Drive, a deceptively spacious four/five bedroom property situated in a quiet cul-de-sac location in Hednesford.**

Internally this versatile family home provides flexible family living with a large open plan lounge diner, modern kitchen space, useful utility room and also a ground floor shower room. There are four/five generous bedrooms with the option of two ground floor and three on the first floor, one with an en suite. You could also have an additional sitting room or office space if needed.

Outside is a low maintenance rear garden and to the fore is a driveway providing plenty of off road parking. Nearby amenities include a handful of shops, easily accessible transport links and also highly regarded local schools.

Cannock has lots to offer with a designer outlet village and Cannock Chase right on your doorstep! This wonderful home needs to be viewed to be fully appreciated!!!!







## Property Specification

SOUGHT AFTER LOCATION  
CUL-DE-SAC  
FOUR/FIVE BEDROOMS  
VERSATILE LAYOUT  
LARGE OPEN PLAN LOUNGE DINER

Lounge Dining Room 20' 4" x 16' 3" (6.19m x 4.96m)

Kitchen 11' 7" x 9' 10" (3.54m x 3.00m)

Utility Room 24' 0" x 7' 4" (7.32m x 2.24m)

Sitting Room/additional bedroom 13' 0" x 11' 10"  
(3.96m x 3.60m)

Shower Room 6' 9" x 6' 4" (2.06m x 1.92m)

Bedroom One 11' 4" x 11' 1" (3.45m x 3.38m)

Bedroom Two 10' 9" x 10' 3" (3.28m x 3.13m)

Bedroom Three 9' 2" x 9' 2" (2.80m x 2.80m)

Bedroom Four/Study 11' 10" x 6' 7" (3.61m x 2.00m)

En Suite 5' 9" x 4' 11" (1.75m x 1.50m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

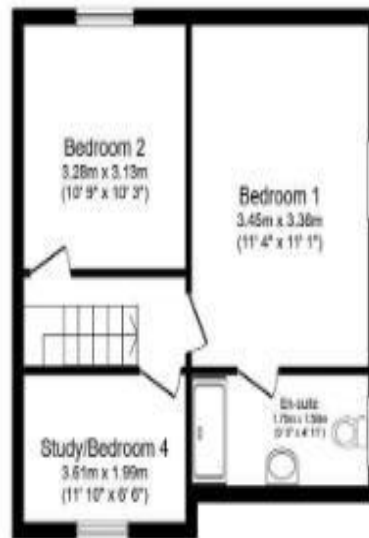
Services connected: Gas, Electric, Water, Drainage  
Council tax band: C  
Tenure: Freehold years remaining, lease from

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Ground Floor



First Floor

Total floor area 136.4 sq.m. (1,469 sq.ft.) approx

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

