

Connells

Winding House Drive
Hednesford CANNOCK

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Hednesford CANNOCK WS12 4GN

for sale offers over
£220,000







Property Description

Well presented throughout, this fantastic property offers modern family living, located on a popular residential estate.

Upon entry, being welcomed into a bright entrance hall offering access to the impressive open-plan living space, featuring a modern fitted kitchen that flows seamlessly into the living and dining area. French doors open directly onto the enclosed rear garden, creating the perfect space for both everyday living and entertaining. A convenient guest WC completes the ground floor accommodation.

The first floor comprises two well-proportioned bedrooms, including a generous double bedroom. Both rooms benefit from built-in wardrobes, while the contemporary family bathroom completes this level.

Occupying the entire second floor is the spacious principal bedroom, offering an excellent retreat with fitted wardrobes and ample space.

Externally, the property enjoys a low-maintenance, enclosed rear garden, laid with artificial lawn and a patio seating area, ideal for outdoor dining and relaxing. A garden shed provides useful storage, while gated rear access adds further convenience. To the front, a private driveway provides off-road parking.

The property is in close proximity to Cannock Chase, Beaudersert Golf Club, Hednesford Hills Local Nature Reserve and walking distance of Hednesford town, Train Station and park. It is also situated in close proximity of local primary and secondary schools.

Ground Floor

Hallway

Having a double glazed front door, central light point, radiator, laminate flooring, stairs to the first floor and door leading to the open plan kitchen & living area

Open Plan Kitchen/Lounge

Kitchen Area

Being a fitted kitchen with wall and base units, laminate work tops over, laminate flooring, double glazed window to the front aspect, one and half bowl sink with drainer, extractor hood, integrated cooker and electric hob, tiled splash backs, plumbing for washing machine and dishwasher, space for appliances, ceiling light point, breakfast bar with seating space and door to the downstairs WC

Lounge Area

Having laminate flooring, two radiators, ceiling light point and patio doors leading to the rear garden.

Downstairs W.C

Having laminate flooring, WC, wash hand basin and ceiling light point

First Floor

Landing

Being a carpeted landing with a central light point, doors leading to bedrooms two, three and family bathroom, having a further stair case to the second floor.

Bedroom Two

Having carpeted flooring, built in wardrobes, ceiling light point, radiator and a double glazed window to the rear aspect

Bedroom Three

Having carpeted flooring, built in wardrobes, ceiling light point, radiator and a double glazed windows to the front aspect

Family Bathroom

Having vinyl flooring, part tiled walls, WC, wash hand basin, radiator, extractor fan, bath with mixer taps and shower over and ceiling light point

Second Floor

Landing

Having a cupboard for storage, carpeted flooring and central light point with a door leading to the master bedroom.

Bedroom One

Having carpeted flooring, ceiling light point, radiator, built in wardrobes, four double glazed skylight windows and loft access.

Outside

Front

Having a tarmac driveway for parking

Rear

Having a paved patio area, artificial lawn area, gravel borders, garden shed, a variety of shrubs and gated side access

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.







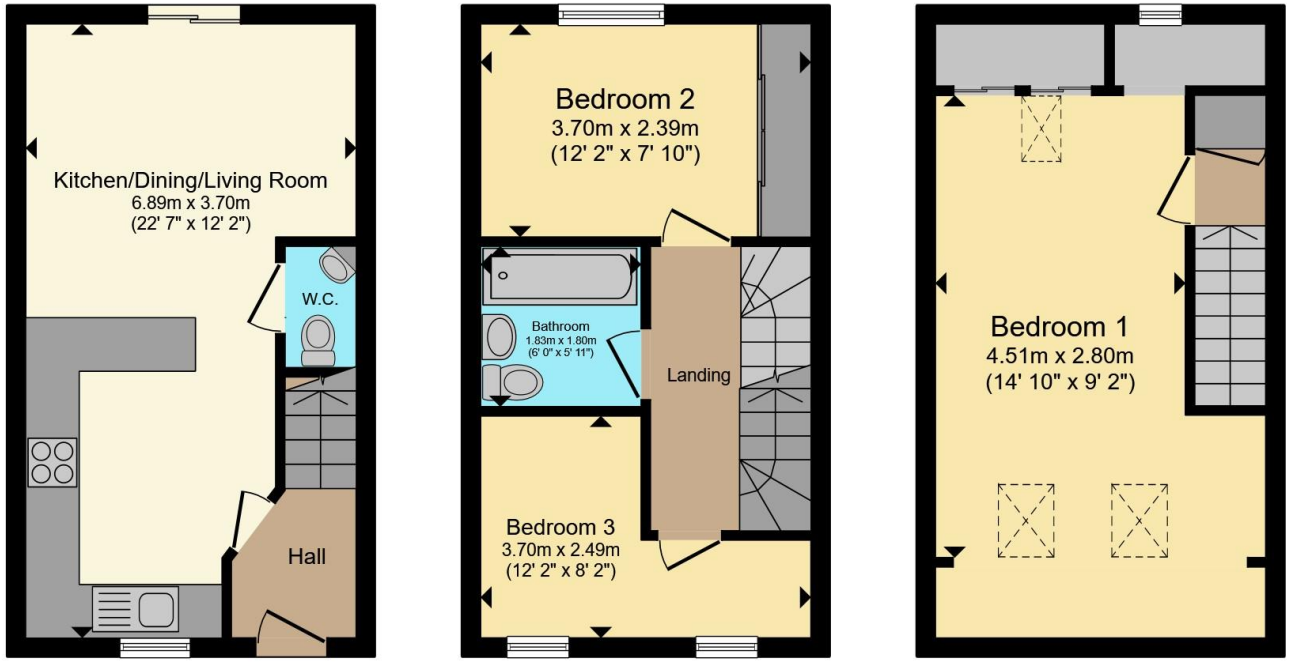









LOVE IS ALL
YOU NEED



Ground Floor **First Floor** **Second Floor**

Total floor area 76.4 m² (822 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

Connells

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EPC Rating: B

Council Tax Band: B

Tenure: Freehold

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