

Offers Over £165,000

Jayman  
www.jayman.co.uk

Estate Agents



**Hednesford Road**

Cannock, Staffordshire, WS11 6BS

# Hednesford Road, Cannock, Staffordshire WS11 6BS

Jayman are pleased to offer this 3-bedroom, semi-detached property on Hednesford Road.

Ideal for first-time buyers, the property features two reception rooms, kitchen, downstairs shower room, rear garden, three bedrooms, bathroom and off-road parking.

Updated photos to follow!

## Hednesford Road

There is parking to the fore and gas central heating and double glazing throughout.

The property offers the following;

### Front reception Room 11'5" x 11'5" (3.5 x 3.5)

With gas fire place and window to fore.

### Second Reception Room 11'5" x 11'5" (3.5 x 3.5)

With window to rear, built in storage cupboards and door to kitchen.

### Downstairs Shower Room 4'9" x 6'7" (1.46 x 2.03)

With wc, wash hand basin and shower cubicle.

### Kitchen 10'11" x 7'1" (3.34 x 2.17)

With a range of storage cupboards, cooker, space for appliances, window and door to rear and door leading to Downstairs shower room.

### Bedroom 1 10'10" x 11'8" (3.32 x 3.56)

Double bedroom with window to fore

### Bedroom 2 10'9" x 11'6" (3.30 x 3.51)

Window to rear, storage cupboard, and door leading to Bedroom 3.

### Bedroom 3 10'4" x 6'11" (3.17 x 2.12)

Window to side and door to bathroom.

### Bathroom 5'1" x 7'1" (1.56 x 2.16)

With suite comprising of bath with shower above, wash hand basin and WC.

## Outside

Rear Garden.

**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

## Like it? We can help you buy it!

Thinking of making this property your next home? At Jayman, we are here to help make the move as smooth and stress-free as possible.

Whether you require mortgage advice, help arranging finance, or need to sell your current property in order to secure your next purchase, our experienced team is on hand to guide you every step of the way.

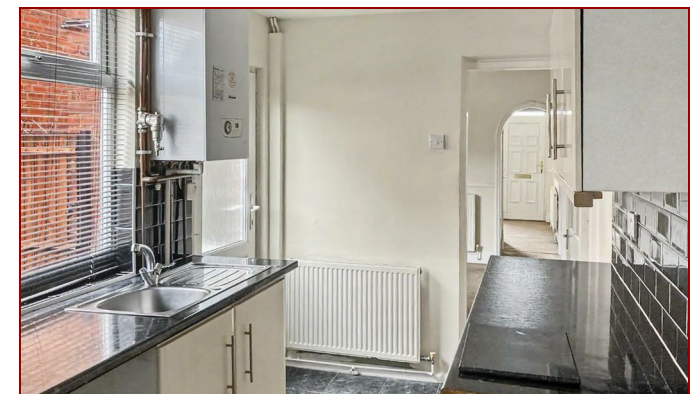
Please speak to a member of our team for further information on how we can assist you and to arrange a free valuation of your home.

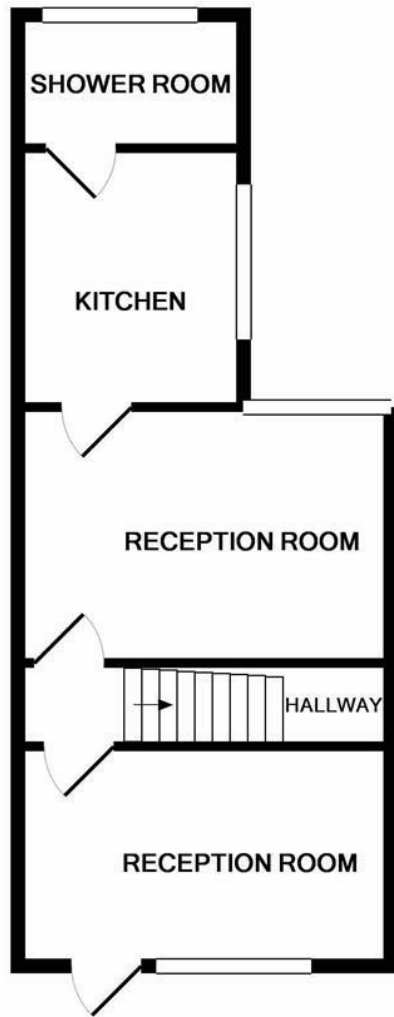
## Disclaimer and AML checks

### MONEY LAUNDERING REGULATIONS

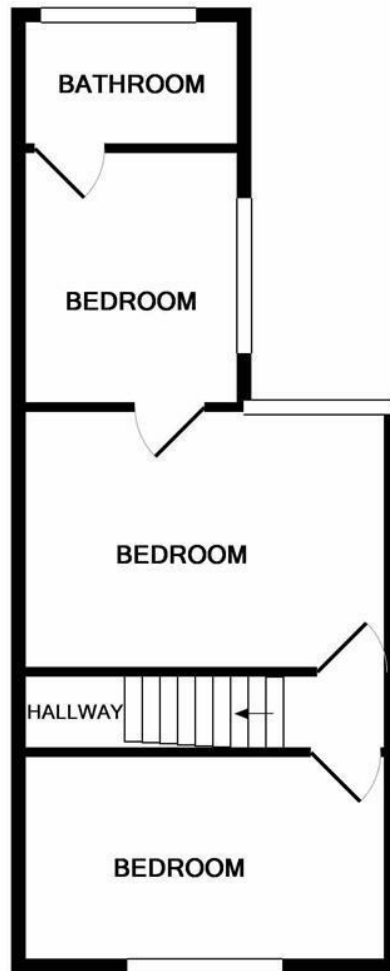
Should a purchaser(s) have an offer accepted on a property marketed by Jayman, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service together with an in-house compliance team to verify your information. The intending purchaser(s) will be asked to pay a non-refundable compliance fee of £30.00 inc. VAT per buyer for these checks and will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: Potential buyers are advised to recheck the measurements before committing to any expense.
- 4: Jayman has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 5: Jayman has not sought to verify the legal title of the property, and the buyers must obtain verification from their solicitor.



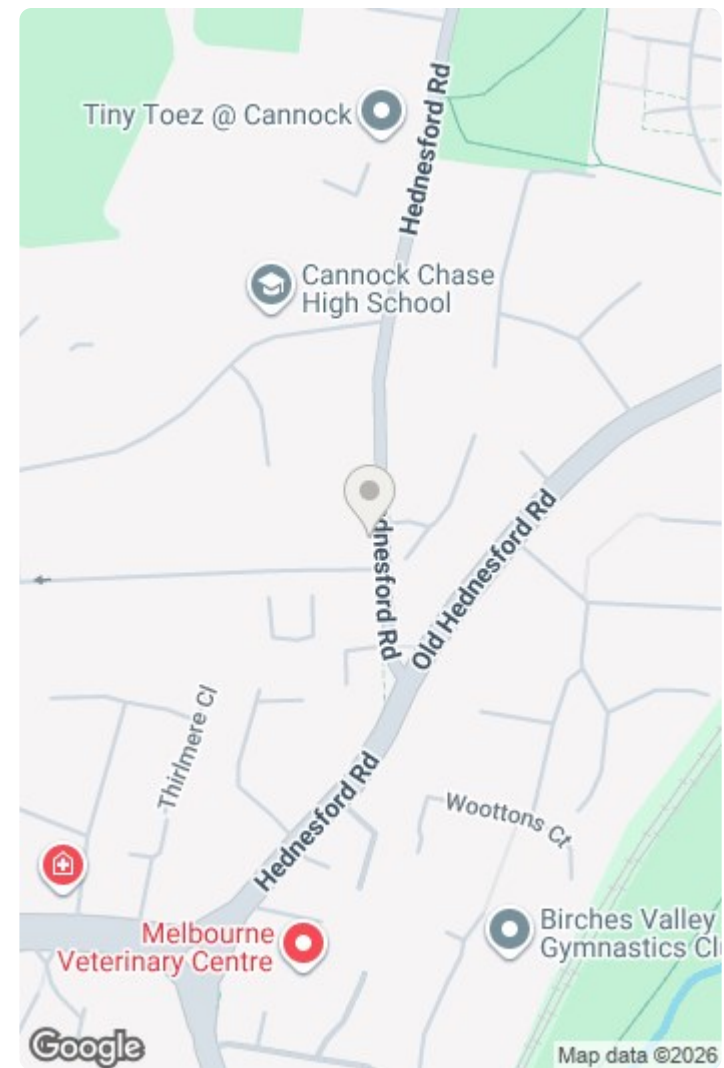


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2018



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	84		
82-91	82-91		
72-81	72-81		
62-71	62-71		
52-61	52-61		
42-51	42-51		
32-41	32-41		
22-31	22-31		
12-21	12-21		
1-11	1-11		

England & Wales EU Directive 2002/91/EC

