



71 Greenwood Park, Hednesford, Staffs, WS12 4DQ

£210,000

- A two bedroom semi-detached property
- Generous corner plot
- Lounge
- Two bedrooms
- Rear garden
- Offered chain free
- Entrance hallway
- Kitchen/diner
- Bathroom
- Car port & Ample off road parking

71 Greenwood Park, Staffs WS12 4DQ

Offered chain free Chariot's are pleased to market this well appointed two bedroom semi-detached property. Ideal for a first time buyer the property is situated on a generous corner plot having an entrance hall, lounge, dining kitchen, two bedrooms, bathroom, rear garden, car port + ample parking.



Council Tax Band: B



Chariot Estate Agents are pleased to offer for sale this well appointed two bedroom semi detached house, situated in a pleasant cul-de-sac.

The property rests on a desirable corner plot, tucked away at the end of the cul-de-sac and features a spacious kitchen/diner, good sized front lounge and reception hallway on the ground floor. Upstairs are two bedrooms and the bathroom.

Externally the property offers a good sized driveway with space for a caravan plus car port. To the rear is a good sized garden with paved patio area. The property benefits from UPVC double glazing and gas central heating through out.

It is conveniently located for commuter access to Cannock & Rugeley town centres which offer a wide range of amenities, whilst also being within walking distance of Hednesford town centre. Commuter routes include the A34, A460, A5 & M6 Toll road, with local and national train routes also available from Cannock and Hednesford train stations.

RECEPTION HALL:

UPVC

front entrance door, laminate flooring, radiator, stairs to first floor accommodation and door to the lounge.

LOUNGE:

3.11m (10' 2") x 4.06m (13' 4")

Laminate flooring, TV point, phone point, feature fireplace surround, radiator, window to front and door to the kitchen/diner.

KITCHEN/DINER:

2.82m (9' 3") x 4.03m (13' 3")

Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset stainless steel sink & drainer with mixer tap, integrated oven and 4 ring electric hob with extractor hood, tiled splash backs, vinyl flooring, recessed spot lights, radiator, useful storage cupboard, space for washing machine & fridge freezer, space for table & chairs, window and french doors to rear garden.

FIRST FLOOR LANDING:

Access to loft, window to side, doors off to two bedrooms, airing cupboard and family bathroom.

MASTER BEDROOM:

4.06m (13' 4") x 2.88m (9' 5")

Built in wardrobe, radiator and windows to front.

BEDROOM TWO:

2.05m (6' 9") x 3.22m (10' 7")

Radiator and window to rear.

BATHROOM:

White suite comprising: bath with shower and screen, new cabinet wash hand basin, low level W/C, tiled walls and flooring, recess ceiling spot lights and window to rear.

Due to legislation we require to run anti money laundering checks on all potential buyers at a cost of £39 per person. This is non-refundable.

We endeavour to make our sales particulars as accurate as possible however we do not hold any responsibility for any misrepresentation and recommend that all services are tested.

Freehold

Council Tax Band: B - Cannock District Council

Electric: Mains connected

Water: Mains connected

Sewerage: Mains connected

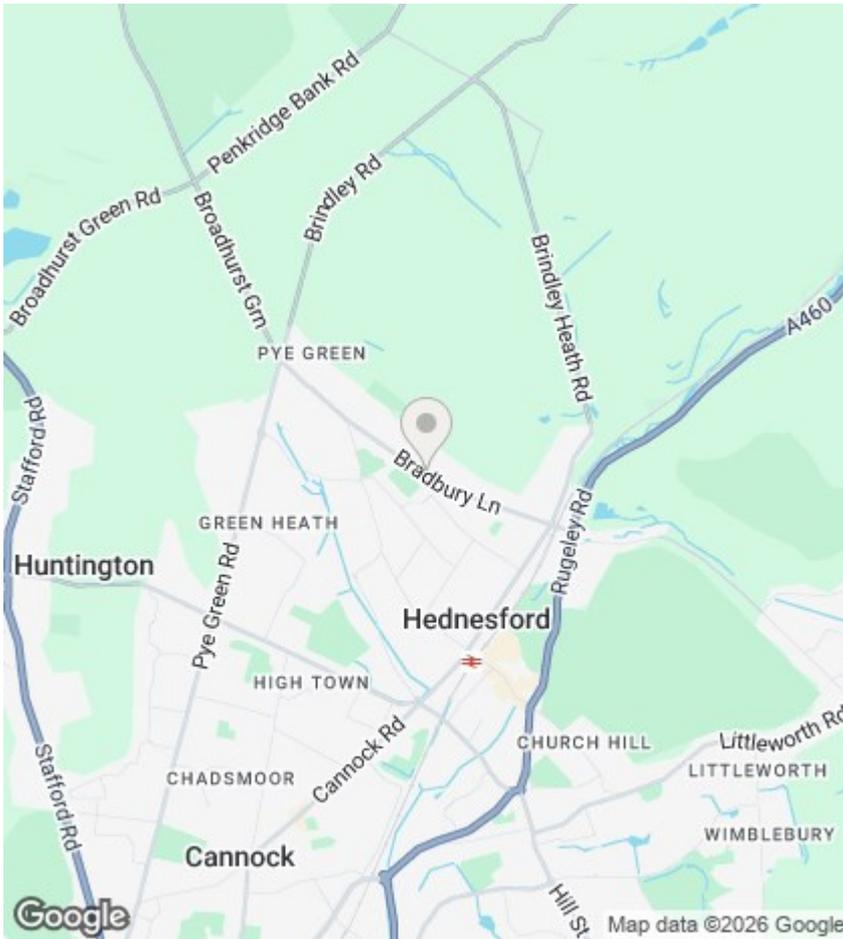
EPC: D

VIEWING:

Strictly via Chariot Estates on 01543 68 68 77

E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk



Directions

Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

