



Connells

Hednesford Road
Heath Hayes, Cannock

Hednesford Road
Heath Hayes, Cannock, WS12 3DZ

for sale offers over
£175,000



Ground Floor

Entrance Hall

Having a UPVC front entrance door, laminate flooring, ceiling light point, stairs to first floor, door to reception room.

Reception Room

9' 2" x 13' 1" (2.79m x 3.99m)

Having carpeted flooring, radiator, ceiling light point, fire place with surround, double glazed window to the front aspect, door to storage cupboard, double doors into living room.

Living Room

12' 2" x 12' 8" (3.71m x 3.86m)

Having carpeted flooring, gas fire place, ceiling light point, radiator, double glazed window to the rear aspect, door to the kitchen.

Kitchen

6' 8" x 12' 3" (2.03m x 3.73m)

Being a fully fitted kitchen with a range of wall base and drawer units with laminate worktops over, integrated oven with four ring gas hob above, extractor fan, space and plumbing for appliances, double sink with drainer, tiled splashbacks, tiled flooring, ceiling light point, double glazed window to the side aspect.

Guest WC

Having a WC, tiled flooring, ceiling light point, double glazed window to the rear aspect.



First Floor

Landing

Having carpeted flooring, ceiling light point, doors to bedrooms and bathroom, loft hatch access.

Bedroom 1

12' 1" x 11' 5" max (3.68m x 3.48m max)

Having carpeted flooring, ceiling light point, radiator, double glazed window to the front aspect.

Bedroom 2

6' 5" x 15' 7" (1.96m x 4.75m)

Having carpeted flooring, ceiling light point, radiator, two double glazed windows to the side and rear aspects.

Bedroom 3

8' 5" x 8' 4" max (2.57m x 2.54m max)

Having carpeted flooring, ceiling light point, radiator, double glazed window to the rear aspect.

Bathroom

Having a WC, hand wash basin, bathtub with shower over, glass shower screen, radiator, tiled splashbacks, ceiling light point, carpeted flooring, double glazed window to the side aspect.

Outside

Garage

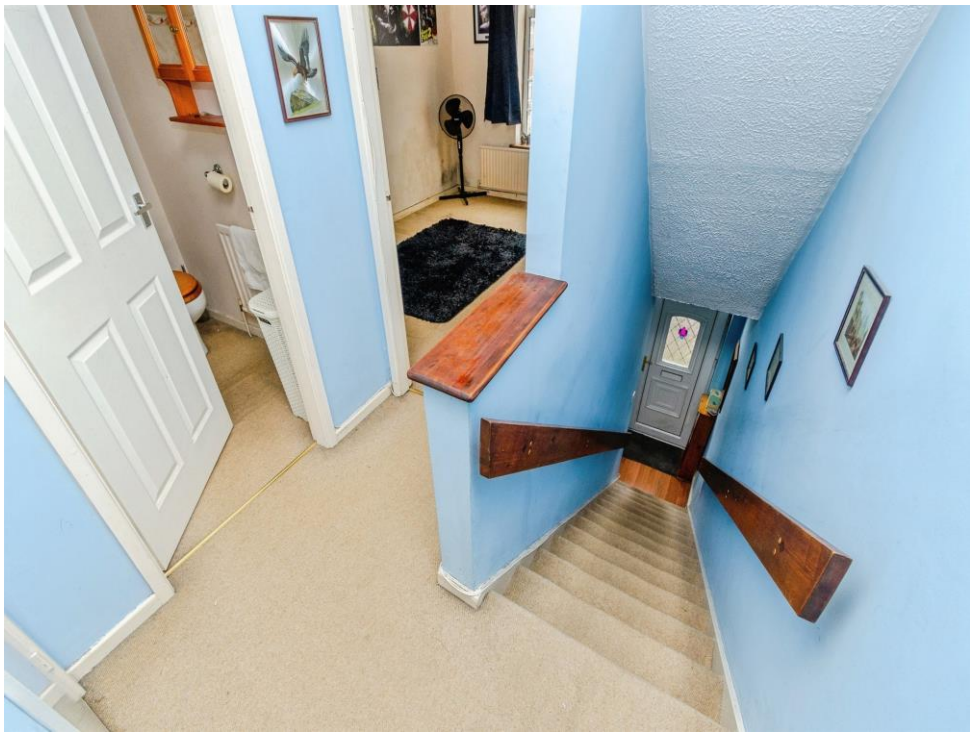
Front

Having gated access to the front entrance door, and gated access to the rear garden.

Rear

Being a large enclosed rear garden with patio and laid to lawn area, access to garage and gated access to rear parking.









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.focalagent.com

To view this property please contact Connells on

T 01543 500923
E cannock@connells.co.uk

10-12 Wolverhampton Road
 CANNOCK WS11 1AH

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/CNK107840



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CNK107840 - 0006