



Porter Drive, Deer's Rise, Hednesford, Cannock, WS12 4WR

Offers in the Region of
£245,000

LEE COOKE
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— exp —

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Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

Lee Cooke Estate Agency Group proudly presents this modern semi-detached home, offering contemporary living on the highly sought-after Deer's Rise Estate, conveniently close to Cannock Chase.

This property is a fantastic opportunity, still benefiting from builder's warranties, ensuring peace of mind for its new owners. It comes with the added convenience of rear car parking spaces and features both pleasant front and rear gardens, with the rear boasting a charming patio area perfect for outdoor relaxation.

Upon entering, a welcoming entrance hall with tiled flooring leads to a convenient ground floor guest WC and practical storage. The heart of the home features a spacious evening lounge, bathed in natural light from double-glazed windows to the front and side.

The open-plan kitchen diner is a true highlight, designed for both everyday living and entertaining. It is well-appointed with a selection of wall and base units, roll-top work surfaces, integrated appliances including a fridge, freezer, dishwasher, gas hob with oven, extractor, and washing machine. French doors open directly onto the rear patio, seamlessly connecting indoor and outdoor spaces, while a further double-glazed door provides side access.

The first floor comprises three comfortable bedrooms. The master bedroom enjoys the benefit of a private en-suite, complete with a walk-in shower, low flush toilet, and pedestal wash basin. A separate family bathroom serves the remaining bedrooms, featuring a panel bath with a fitted shower screen, pedestal wash basin, and low flush toilet.

This modern home is truly move-in ready and offers an exceptional lifestyle opportunity. Viewing is highly recommended to fully appreciate its appeal.

For further details, to book a viewing or for a free selling valuation, contact Lee Cooke Estate Agency Group today!

Location and Area

Situated on the ever-popular Deer's Rise, this modern development within Hednesford is perfectly positioned just a stone's throw from the natural beauty of Cannock Chase. The area offers a delightful blend of peaceful residential living with excellent access to local amenities and natural landscapes.

Residents benefit from swift access to local shops, and a wider selection of major retail and leisure options can be found within Cannock, including the popular MacArthur Glen Designer Outlet, which offers a wonderful array of shopping and eateries. Hednesford itself provides a variety of additional eateries, public houses, and essential services such as doctors and dentists, all within close proximity. The area is also served by sought-after schools, making it an attractive location for families.

The crowning glory of the location is its immediate access to Cannock Chase, an Area of Outstanding Natural Beauty. This provides endless opportunities for outdoor activities, including walking, cycling, and exploring, offering a serene escape right on your doorstep. Excellent transport links connect Hednesford to surrounding towns and the wider West Midlands, ensuring convenient commuting.

Entrance Hall

Having a double glazed door to front access, tile flooring, stairs to first floor landing, storage cupboard, doors to various rooms and central heated radiator.

Lounge 15'5" x 10'6" max

Having a double glazed window to front, a double glazed window to side, door to hall and central heated radiator.

Ground Floor Guest WC

Low flush toilet, pedestal wash basin, tiled flooring and door leading into the hall.

Kitchen Diner 15'4" x 8'8" max

Double glazed French doors leading into the rear patio, double glazed window overlooking the rear garden, further double glazed door to side access, door leading into the entrance hall, central heated radiator, tiled floor, spotlights to ceiling, wall and base units with roll top work surfaces, integrated fridge, freezer, dishwasher, gas hob with oven, extractor and washing machine.

First Floor Landing

Having stairs to ground floor, doors to various rooms and loft access.

Bedroom One 10'8" x 10'5" max

Double glazed window to front, door landing, door to ensuite, and central heated radiator.

Ensuite

Double glazed window to side, door to bedroom one, walk-in shower area, low flush toilet, pedestal wash basin, part tiled walls, extractor fan, spotlight to ceiling, heated towel rail and shaving point.

Bedroom Two 12' into recess x 8' max

Double glazed window to side, central heated radiator, door landing and part feature panelled walls.

Bedroom Three 8'8" x 6'4" max

Double glazed window to rear, central heated radiator and door to landing.

Bathroom

Double glazed window to side, a panel bath with fitted shower screen, pedestal wash basin, low flush toilet, heated towel rail, door landing and spotlights to ceiling.

Front Garden

Having a pathway with a lawned area, plants and shrubs.

Rear Garden

Having a pleasant rear garden with lawned area and paved patio area.

Rear car parking

Having two allocated car parking spaces to rear with gated access leading to the rear garden.

FOR FURTHER DETAILS CONTACT LEE COOKE ESTATE AGENCY GROUP TODAY!

Agents Note - We have been advised by the seller going forward there will be management fee for this property please confirm this with your conveyancing solicitor.

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