

£255,000

🔑 TENURE: **Freehold**

☰ EPC RATING: **B**

£ COUNCIL TAX BAND: **C**

Hednesford Cannock

Adams Way Hednesford
Cannock Staffordshire



You'll think you're in heaven with this divine starter home enjoying a truly convenient location!!

Having an array of amenities all close to hand ranging from popular local schooling, walking distance to the market high street of Hednesford, bus routes, train station, local nature reserves, Beau Desert including the golf course and the famous Cannock Chase. Enjoying this pleasant plot with a driveway providing off road parking, entrance hall and guest W/c, Smart breakfast kitchen, large lounge diner being rear facing, three bedrooms with an en suite to the master and a first floor stunning bathroom. In addition externally there is an improved and landscaped rear garden also being rather private.

- Ideal First Time Buyer Home
- Three Bedroom Semi Detached
- En-Suite, Family Bathroom & Guest W/c
- Superbly Appointed & Improved
- Driveway Providing Parking
- Great For The Chase & Hednesford Town

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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helloopenkridge@dourishandday.co.uk



Entrance Hall

Inviting & bright entrance hall with luxury vinyl flooring, feature dado rail, door to storage cupboard, stairs to first floor, radiator, and internal doors to;

Guest WC

Fitted with a modern white suite comprising low-level WC & pedestal wash hand basin with chrome mixer tap & tiled splashbacks, radiator, vinyl flooring, and extractor fan.

Lounge/Diner 14' 9" x 14' 6" (4.50m x 4.41m)

A spacious & improved room with great decor, luxury vinyl flooring, door to understairs storage cupboard, feature wooden panelling to wall, two radiator, double glazed windows & French doors to rear patio.

Breakfast Kitchen 12' 2" x 8' 1" (3.71m x 2.46m)

Fitted with a range of wall, base & drawer units with fitted work surfaces over incorporating a sink unit with a chrome mixer tap, fitted oven & hob with a stainless steel back, and extractor hood over, space for table & chairs, integrated dishwasher, washing machine & fridge/freezer, vinyl flooring, a radiator, wall mounted gas central heating boiler, and double glazed window to front elevation.



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First Floor Landing

A galleried landing with feature dado rail, loft access hatch, door to storage cupboard, a radiator, and internal doors to;

Bedroom One 11' 10" x 8' 6" (3.61m x 2.58m)

With a radiator and a double glazed window to rear elevation.

En-suite (Bedroom One) 8' 7" x 4' 4" (2.62m x 1.33m)

Fitted with a modern white suite comprising of walk-in tiled shower cubicle & screen, pedestal wash hand basin with a chrome mixer tap & tiled splashbacks, low-level WC, vinyl flooring, radiator & extractor fan.



Bedroom Two 10' 3" x 8' 6" (3.12m x 2.58m)

With fitted wardrobes, radiator, and a double glazed window to front elevation.

Bedroom Three 8' 10" x 6' 4" (2.70m x 1.93m)

With a radiator, and a double glazed window to rear elevation.

Bathroom 7' 0" x 6' 3" (2.13m x 1.91m)

Fitted with a modern contemporary styled white suite comprising of a panelled bath with a pedestal wash hand basin & chrome mixer tap, low-level WC, radiator, part-tiled walls, extractor fan, vinyl flooring, and a double glazed window to rear elevation.

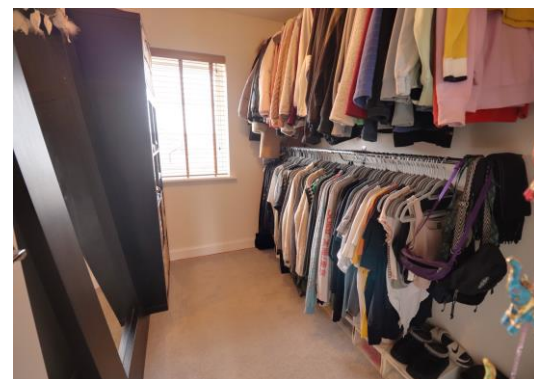


Outside Front

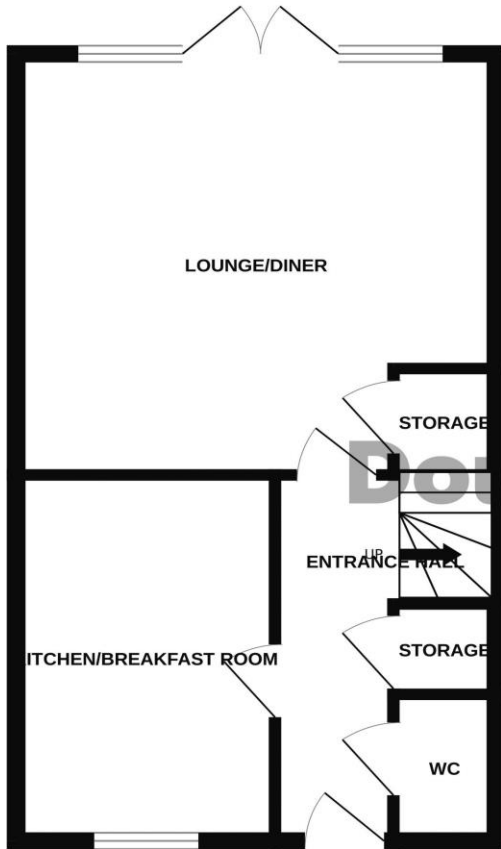
With an attractive approach having woodchip & timber sleeper bordered low-maintenance garden with a driveway to the side providing off-street parking, and a timber access gate to the rear garden.

Outside Rear

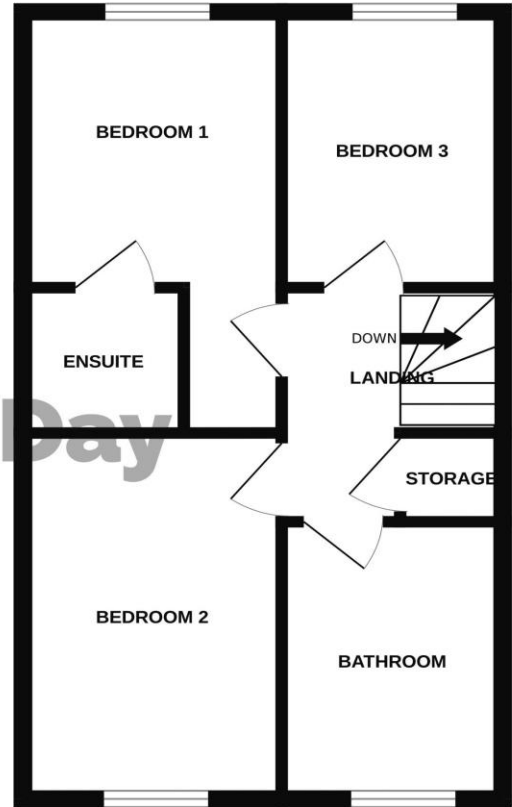
Improved & landscaped rear garden, having a paved patio seating area, majority being laid to lawn, a further gravelled garden area, and enclosed by panelled fencing.



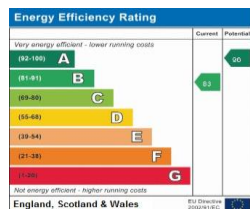
GROUND FLOOR



1ST FLOOR



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