



£360,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: D

Hednesford Cannock

Preece Drive Hednesford
Cannock Staffordshire WS12 4UG



Having an array of amenities all close to hand ranging from popular local schooling, handy for 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 a pleasant corner plot, this well situated modern detached home is extremely well presented both inside and out. Ideal for the family purchaser having a generous dual aspect living room, separate family room/playroom, outstanding contemporary spacious kitchen diner. In addition the ground floor has an inviting entrance hall and a guest W/c. The first floor is complimented by a superb master bedroom with an Ensuite, three further bedrooms and a family bathroom. Externally this delightful plot lays host to the low maintenance astro turfed rear garden, fore driveway, rear driveway, and a garage.

- Stunning Modern Detached
- Four Bedrooms & Ensuite
- Spacious Living Accommodation
- Pleasant Corner Plot
- Garage & Driveway's
- Sought After & Convenient Location

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4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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Entrance Hallway

A welcoming entrance hallway, having wood effect luxury vinyl flooring, a radiator, stairs off, rising to the First Floor Landing & accommodation, door to built-in cupboard, and internal door(s) off, providing access to;

Guest WC

Fitted with a modern contemporary styled white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer tap. The room also benefits from having luxury vinyl flooring, ceramic splashback tiling, a radiator, and extractor fan.

Living Room 16' 10" x 10' 2" (5.12m x 3.10m)

A bright & spacious dual-aspect reception room which features double glazed French doors to the rear elevation, two radiators, and a double glazed window with fitted plantation style shutter blinds to the front elevation.

Playroom/Family Room 10' 6" x 9' 9" (3.2m x 2.96m)

A further bright dual-aspect room having double glazed windows to both the front & side elevations.



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Kitchen & Dining Area 15' 2" x 15' 1" (4.62m x 4.61m)

A stunning kitchen fitted with a modern range of contemporary styled wall, base & drawer units with work surfaces over, incorporating an inset 1.5 bowl stainless steel sink with drainer & mixer tap, and a range of integrated/fitted appliances which include a fitted oven & hob with a stainless steel hood above, and offering space(s) to accommodate further kitchen appliances. The room also benefits from having wood effect luxury vinyl flooring, space in the dining area to accommodate a dining table & chairs, a radiator, two double glazed windows to the side elevation, a further double glazed window to the rear elevation, and double glazed French doors providing views of the rear garden, and access out onto a rear garden patio area.



First Floor Landing

Having a double glazed window to the rear elevation, an access hatch to the loft space, radiator, and internal door(s) off, providing access to;

Bedroom One (Master) 13' 3" x 10' 0" (4.03m x 3.05m)

A dual-aspect double bedroom featuring double glazed windows to both the front & side elevation, a built-in wardrobes with sliding mirrored door fronts, a radiator, laminate flooring, and further internal door leading into the En-suite.



En-suite (Bedroom One) 6' 9" x 3' 11" (2.06m x 1.20m)

Fitted with a suite comprising of a low-level W/C, a pedestal wash hand basin with chrome mixer tap, and a tiled shower cubicle & screen. The room also benefits from having, ceramic splashback tiling, a radiator, and a double glazed window to the side elevation.

Bedroom Two 12' 8" x 8' 10" (3.87m x 2.68m)

A second double bedroom featuring built-in wardrobes with sliding doors, a radiator, and a double glazed windows to both the front & side elevations.



Bedroom Three 10' 2" x 9' 0" (3.11m x 2.75m)

With a radiator, built-in wardrobe with sliding doors, and a double glazed window to the front elevation.

Bedroom Four 7' 5" x 7' 0" (2.25m x 2.14m)

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

Bathroom 6' 9" x 5' 7" (2.06m x 1.70m)

Fitted with a modern contemporary styled white suite comprising of a low-level W/C, a pedestal wash hand basin with chrome mixer tap, and a panelled bath with an electric shower over & screen. The room also benefits from having ceramic splashback tiling, radiator, and extractor.



Outside Front

There is a low-maintenance artificial turfed garden area & paved pathway, enjoying a prominent corner plot position, with an additional tarmac driveway to the front.

Outside Rear

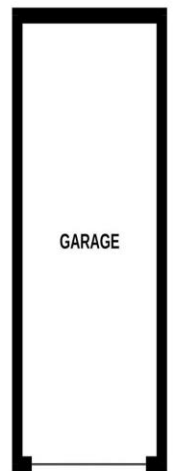
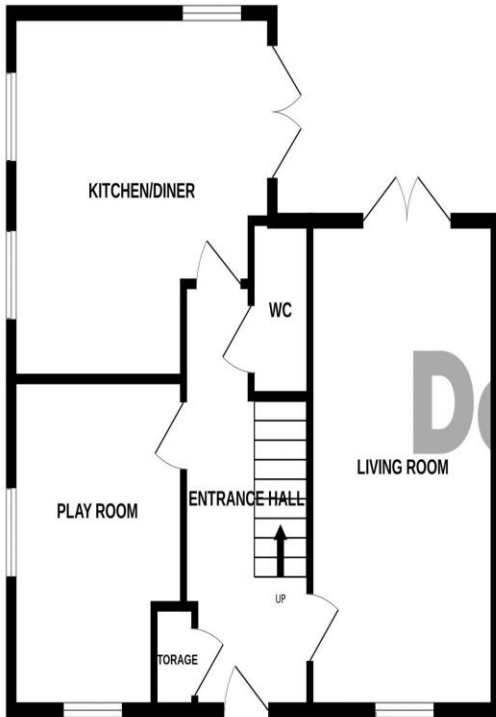
With a feature paved patio seating area, a low-maintenance artificial lawned garden area, enclosed by brick walling with a rear timber access gate leading to a further tarmac driveway which in turn leads to the detached Garage.

Detached Garage

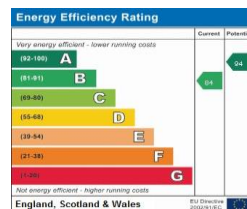
A single garage having an up and over door to the front elevation.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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