



£265,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💰 COUNCIL TAX BAND: **C**

## Hednesford Cannock

St. Peters Road Hednesford  
Cannock Staffordshire



*You'll think you're in heaven with this divine detached enjoying a superb corner plot! 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 enviable corner plot with two driveways and a detached garage, entrance porch and hallway with a guest W/c. Smart kitchen and a generous utility/ breakfast room, large lounge diner, three bedrooms and a first floor bathroom. In addition, externally there is a low maintenance paved rear garden also being rather private!

- Well Appointed Detached Home
- Envious Corner Plot With Detached Garage
- Three Bedrooms & Smart Bathroom
- Spacious Lounge Diner
- Modern Kitchen & Generous Utility
- Sought After Location & Popular Schooling

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

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### Entrance Porch

Accessed through a double glazed door to the front elevation, having tiled flooring, a double glazed window to the front elevation, and an internal double glazed sliding patio door, leading through into the Entrance Hallway.

### Entrance Hallway

A good sized reception area having stairs off, rising to the First Floor Landing & accommodation, feature dado rail & ceiling coving, a radiator, and internal door(s) off, providing access to;

### Guest WC

Fitted with a low-level WC, and having ceramic tiled walls, and a double glazed window to the side elevation.

### Living Room 18' 1" x 11' 11" (5.51m x 3.64m)

A spacious & bright reception room, having feature dado rail & ceiling coving, two centred ceiling light roses, an inset living flame gas fire set within an Adams style surround, radiator, a double glazed window to the side elevation, and open-plan leading through to the Dining Room.

### Dining Room 11' 11" x 10' 11" (3.63m x 3.33m)

A second good sized reception room, having feature dado rail, ceiling coving & ceiling rose, a double glazed sliding patio door to the rear elevation providing views and access out to the rear garden, and internal door leading through into the Kitchen.



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## **Kitchen** 11' 5" x 10' 8" (3.49m x 3.26m)

A superb & modern kitchen fitted with a matching range of wall, base & drawer units with fitted contrasting work surfaces over to three sides, and incorporating an inset composite 1.5 bowl sink & drainer with chrome mixer tap over, and a range of integrated/fitted appliances which include; an eye-level double electric oven/grill, a halogen hob with a stainless steel cooker hood over, and an integrated refrigerator. There is bevelled edge ceramic splashback tiling to the walls, under-counter lighting, tiled effect flooring, radiator, a double glazed window to the front elevation, and internal door off, providing access to the Utility Room.



## **Utility/Breakfast Room** 10' 11" x 10' 9" (3.33m x 3.27m)

Fitted with a modern & matching range of wall & base units with fitted work surfaces over to three sides and incorporating an inset stainless steel sink & drainer with a chrome mixer tap over, and having space(s) for kitchen/utility appliance(s). There is bevelled edge ceramic splashback tiling to the walls, ceiling coving, tiled effect flooring, space to accommodate a breakfast table & chairs, a wall mounted extractor fan, an airing cupboard with an integrated radiator, a further radiator, and a double glazed window & double glazed door to the rear elevation.



## **First Floor Landing**

Having a double glazed window to the front elevation, ceiling coving, and internal door(s) off, providing access to;

## **Bedroom One** 11' 11" x 10' 11" (3.63m x 3.34m)

A double bedroom, having an access hatch to the loft space with a useful pull-down ladder, feature dado rail & ceiling coving, a double glazed window to the rear elevation, and a radiator.

## **Bedroom Two** 11' 5" x 10' 5" (3.49m x 3.18m)

A second double bedroom, having feature dado rail, ceiling coving & ceiling rose, a double glazed window to the front elevation, and a radiator.



## **Bedroom Three** 7' 5" x 6' 11" (2.25m x 2.12m)

Having fitted wardrobes, ceiling coving, a double glazed window to the front elevation, and a radiator.

## **Bathroom** 7' 5" x 7' 1" (2.25m x 2.16m) (maximum length measurement)

Fitted with a white suite comprising of a low-level WC, a tub style bath with a telephone style mixer tap & hand-held shower attached, and a further shower over, and a pedestal wash hand basin with chrome taps. There is ceramic tiling to the walls, tiled flooring, ceiling spotlights, a double glazed window to the front elevation, and a chrome towel radiator.

## **Outside Front**

The property is positioned on an enviable & spacious corner plot, sitting behind well-manicured & mature lawned gardens with two driveways, one of which is paved providing off-road parking & access to the detached single Garage with a timber gate to the side providing access to the rear garden.

## **Detached Garage**

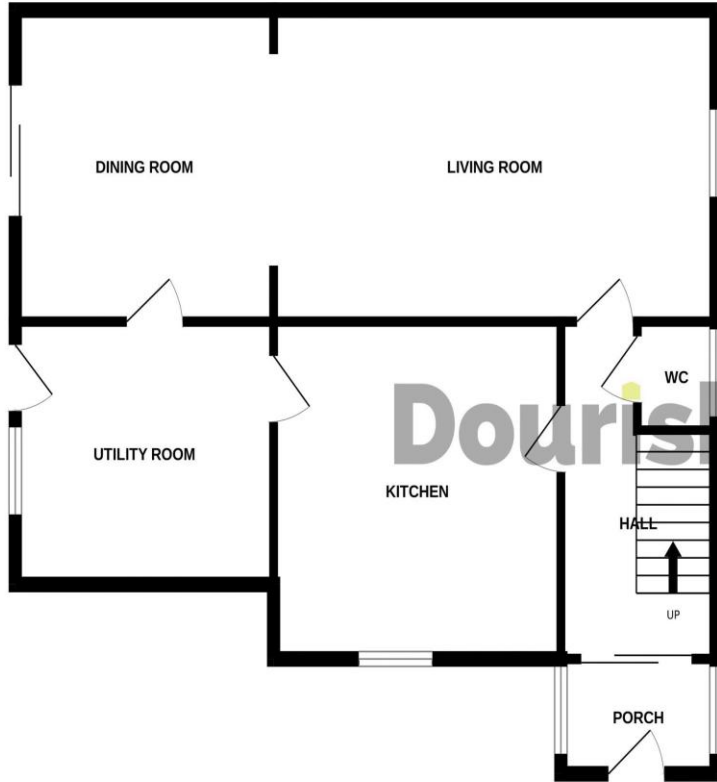
A single garage, having an up and over garage door to the front elevation.

## **Outside Rear**

A low-maintenance rear garden being laid mainly to paving, two tiered with steps, having two side access gates, and being enclosed by panelled fencing.



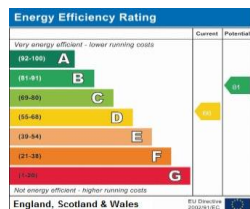
GROUND FLOOR



1ST FLOOR



Dourish&Day



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