



£250,000

KEY TENURE:

≡ EPC RATING: E

£ COUNCIL TAX BAND: E

Hednesford Cannock

Uxbridge Street Hednesford
Cannock Staffordshire

We've found It!! Check this outstanding opportunity! Located in a convenient and popular location having great commuting links to Hednesford, including train station, Cannock and Rugeley.

On the doorstep of this market town and the notorious area of outstanding natural beauty known as The Chase, this spacious detached house with superb potential should be viewed to be truly appreciated. Internally there is an inviting entrance hall, living room and large conservatory, separate dining room and a kitchen, utility lean to, gallery landing, four bedrooms with an ensuite to master and a good size family bathroom. Externally there is a driveway and turning area along with a carport, whilst the rear garden is also of a good size.



- Vacant Possession & No Upward Chain
- Generous Detached House In Prime Location
- Great For Hednesford, Cannock & The Chase
- Popular & Sought After Schooling
- Four Bedrooms, Ensuite & Bathroom
- Good Size Garden & Ample Parking

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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Entrance Hall

Being accessed through a double glazed entrance door, the inviting entrance hall includes solid wood flooring, feature dado rail, recessed downlights, timber staircase leading to the first floor with useful understairs cupboard, additional storage cupboard and two feature porthole window to the front elevation.

Living Room 14' 4" x 12' 0" (4.36m x 3.66m)

Having feature dado and picture rail, original stunning stone feature fireplace with an open fire, radiator and an open plan arch leads to:

Conservatory 14' 11" x 12' 2" (4.55m x 3.71m)

Having a tiled floor and double glazed window and sliding patio door giving views and access to the rear garden.

Dining Room 11' 11" x 11' 10" (3.64m x 3.61m)

Having an original open fire set within a timber and tiled surround with a marble hearth, feature dado and picture rails, decorative beamed ceiling, radiator and two double glazed windows to the front elevation. An arch leads to:



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Kitchen 15' 4" x 7' 10" (4.68m x 2.40m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset sink unit and mixer tap. Space for a range style cooker with stainless steel splashback and cooker hood over, further appliance space. Tiled floor, coving, double glazed window to the rear elevation, double glazed window and door to the side elevation.



Utility / Lean-To 9' 6" x 7' 3" (2.90m x 2.21m)

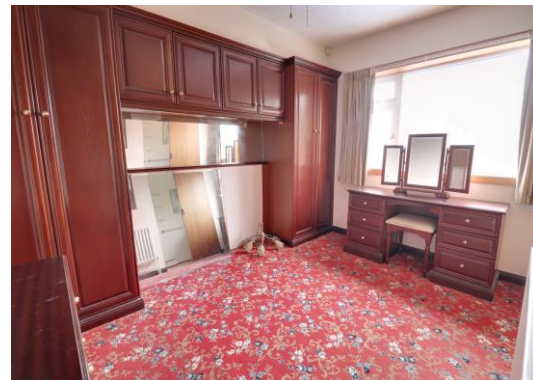
Having a fitted sink with chrome mixer tap and tiled splashbacks, spaces for appliances including dishwasher, washing machine and tumble dryer. Tiled floor and doors to both the front and rear elevations.

First Floor Landing

Being approached via a feature turned staircase and having access to loft space, dado rail and double glazed window to the side elevation.

Bedroom One 11' 11" x 8' 11" (3.62m x 2.71m)

Having a range of fitted bedroom furniture including wardrobes, over-bed storage units and matching dressing table, radiator and double glazed window to the rear elevation.



Ensuite Shower Room 8' 10" x 4' 5" (2.68m x 1.34m)

Having a suite comprising of a tiled walk-in shower cubicle with fitted shower, pedestal wash basin and low level WC. Radiator, part tiled walls and double glazed window to the rear elevation.

Bedroom Two 12' 0" x 11' 11" (3.65m x 3.63m)

Having a picture rail, radiator and two double glazed windows to the front elevation.

Bedroom Three 12' 0" x 9' 1" (3.66m x 2.77m)

Having a picture rail, radiator and two double glazed windows to the front elevation.

Bedroom Four 8' 1" x 6' 0" (2.47m x 1.82m)

Having a picture rail, radiator and double glazed window to the rear elevation.



Family Bathroom 12' 1" x 7' 11" (3.69m x 2.41m)

Having a white suite comprising of large bath, walk-in separate shower cubicle with fitted shower, pedestal wash basin and low level WC. Part tiled walls, radiator and double glazed window to the rear elevation.

Outside - Front

There is a generous sized paved driveway which provides parking and turning area with maturing hedges and leads to the carport.

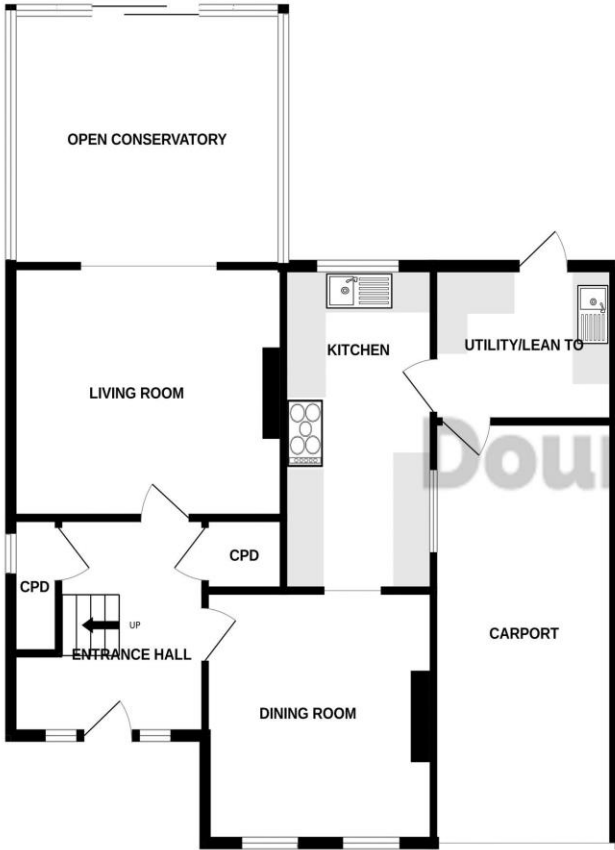
Carport

Outside - Rear

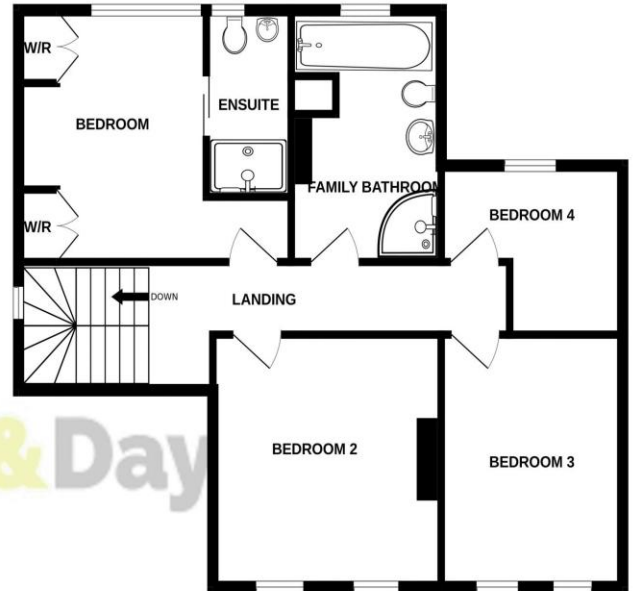
There is a good-sized paved patio seating area and a low maintenance gravelled area overlooking the remainder of the garden being mainly laid to lawn with beds having plants and shrubs. In addition, there is space for a garden shed and greenhouse and side path with gate leads to the front of the property.



GROUND FLOOR
982 sq.ft. (91.3 sq.m.) approx.



1ST FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 1678 sq.ft. (155.9 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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