



£250,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

🏠 COUNCIL TAX BAND: **B**

Hednesford Cannock

Copperkins Road Hednesford
Cannock Staffordshire

🛏️ **3** 🚿 **1** 🛋️ **2**

You'll think you're in heaven with this divine detached enjoying a superb 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 plot with a driveway and a garage store, entrance porch and hallway, Smart kitchen diner and a generous utility with guest WC, lounge, generous conservatory, three bedrooms and a first floor refitted bathroom. In addition externally there is a low maintenance rear garden also being rather private!

- Well Appointed Link Detached Home
- Deceptive & Spacious Accommodation
- Three Bedrooms & Refitted Bathroom
- Generous Conservatory & WC
- Kitchen Utility & Dining Area, Utility
- Low Maintenance Rear Garden

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Entrance Porch

A bright and inviting entrance porch being accessed through a double glazed window with door. An open plan arch leads to:

Entrance Hallway

Having a tiled floor, useful storage cupboard and stairs leading to the first floor accommodation.

Living Room 14' 0" x 11' 7" (4.27m x 3.52m)

Having coving, laminate floor, radiator and double glazed window to the front elevation.

Kitchen & Dining Area 14' 8" x 10' 9" (4.46m x 3.28m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset sink unit with chrome mixer tap. Range of integrated appliances including an oven, hob with a stainless steel cooker hood over. Further space for fridge/freezer and dishwasher. Space for a dining table and chairs, laminate floor, radiator and double glazed window to the rear elevation and sliding patio door giving access to:

Conservatory 22' 10" x 13' 11" max, 8' 10" min (6.96m x 4.23m max, 2.68m min)

Having laminate floor, multiple double glazed windows, double glazed French doors and further door leading to the rear garden.



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Utility Room 8' 6" x 8' 3" (2.60m x 2.52m)

Fitted work surfaces with an inset sink unit and chrome mixer tap, range of base units, space for a washing machine, laminate floor and tiled splashbacks.

Guest WC 6' 7" x 4' 9" (2.00m x 1.46m)

Having a suite including a pedestal wash basin with mixer tap, low level WC and vinyl flooring.

Garage / Store 14' 6" x 8' 10" (4.41m x 2.68m)

Having an up and over door to the front elevation.

First Floor Landing

Having a useful storage cupboard and access to loft space.

Bedroom One 12' 8" x 8' 7" (3.85m x 2.62m)

Having laminate floor, radiator and double glazed window to the front elevation.

Bedroom Two 10' 0" x 8' 8" (3.06m x 2.64m)

Having a useful storage cupboard, laminate floor, radiator and double glazed window to the rear elevation.

Bedroom Three 9' 5" x 5' 9" (2.86m x 1.75m)

Having laminate floor, radiator and double glazed window to the front elevation.

Bathroom 6' 6" x 5' 9" (1.98m x 1.76m)

Being refitted, the smart bathroom includes a panelled bath with a fitted shower over with chrome fittings and glazed screen, vanity wash hand basin with a chrome mixer tap and cupboard beneath and a WC with enclosed cistern. Part tiled walls, towel radiator and double glazed window to the rear elevation.

Outside - Front

There is a double width driveway which provides off-road parking and leads to:

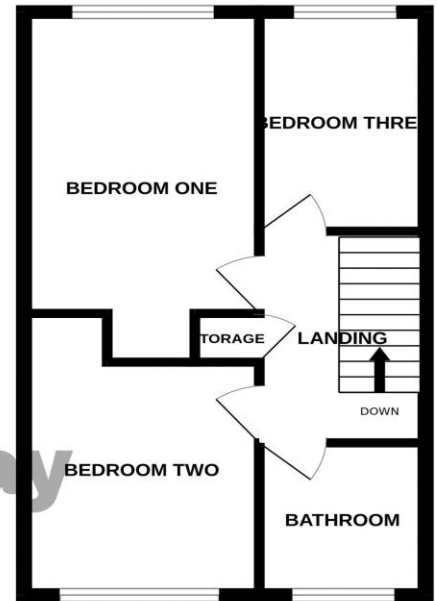
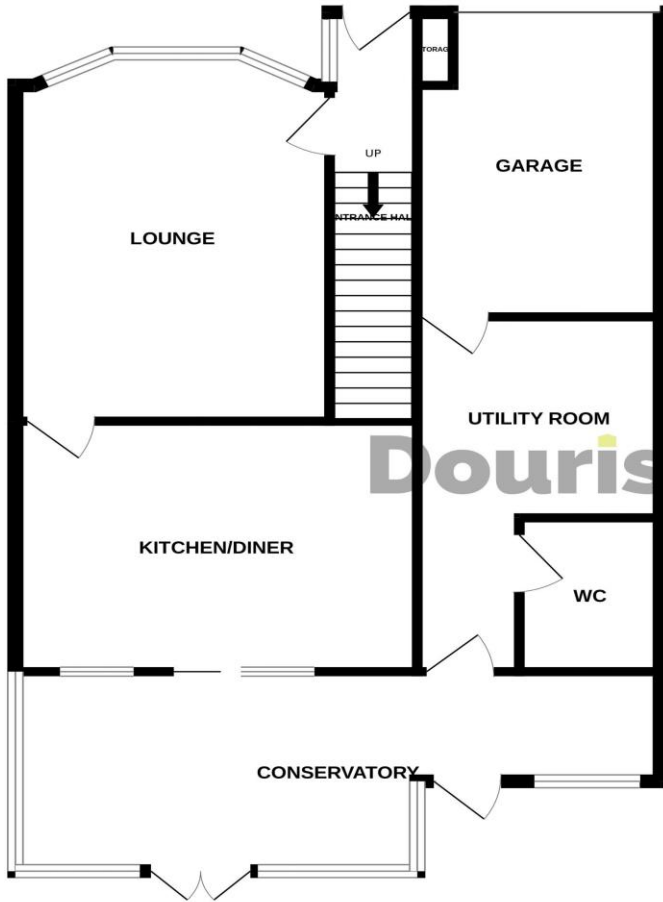
Outside - Rear

The rear garden has been designed with low maintenance in mind having timber decked patio seating areas which lead to the remainder of the garden which is mainly gravelled. Panel fencing encloses the garden which also has a timber gate to the rear.



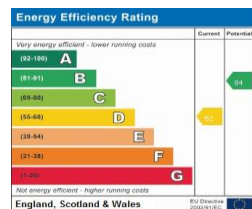
GROUND FLOOR

1ST FLOOR



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