



£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.



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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

[hellopenkridge@dourishandday.co.uk](mailto:hellopenkridge@dourishandday.co.uk)

## **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:

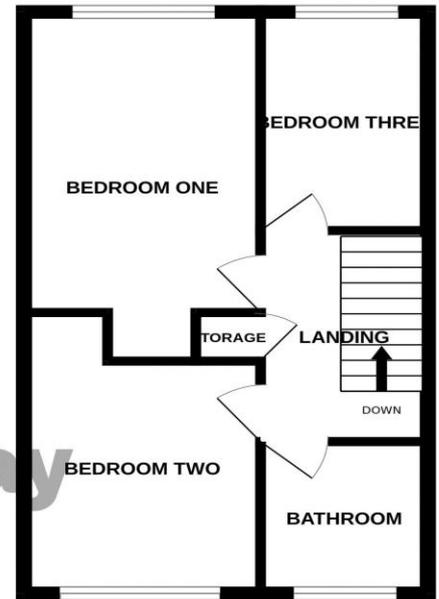
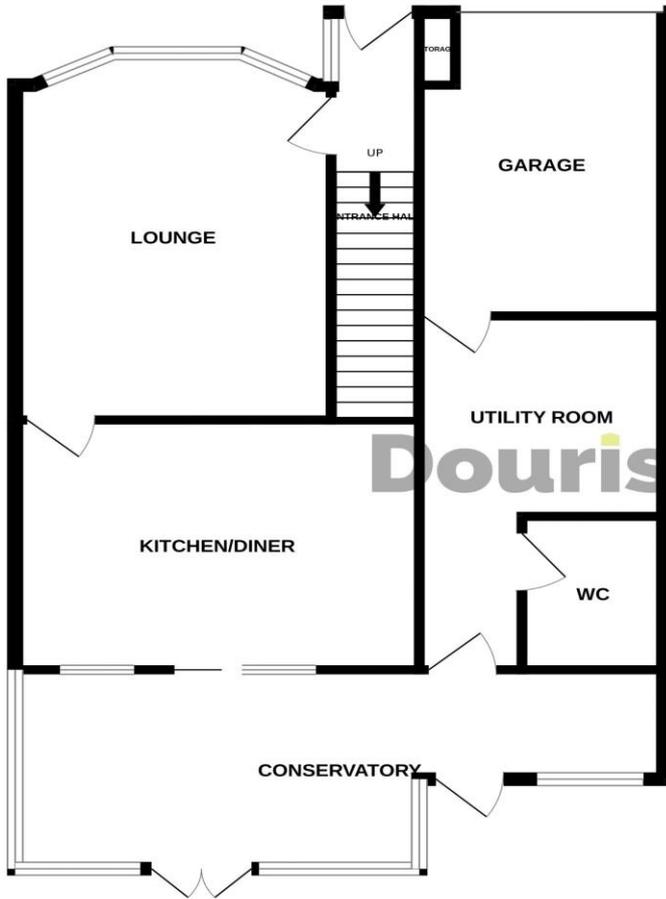
## **Outside - Rear**

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.



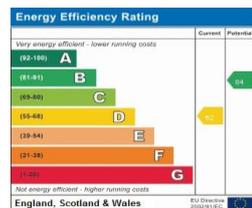
GROUND FLOOR

1ST FLOOR



Dourish & Day

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.  
Made with Metropix ©2024



**IMPORTANT NOTICE** Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

**4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA**

**01785 715555**

helopenkridge@dourishandday.co.uk