



£230,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

🏠 COUNCIL TAX BAND: A

Cannock

Hednesford Road
Cannock Staffordshire



Having an array of amenities all close to hand ranging from popular local schooling, walking distance to the town centre and train station, bus routes, local nature reserves, the Mcarturglen designer outlet and don't forget the famous Cannock Chase.

Having undergone extensive improvement both inside and out. Starting with the exterior and its landscaped and low maintenance separate garden and detached garage/workshop in addition to the Mediterranean courtyard. Internally there is a stunning contemporary refitted kitchen diner with a wood burner and centre island, cosy living room with additional wood burner, storage cellar, two bedrooms and a gorgeous refitted bathroom off the main bedroom. Opportunities to not lift a finger and simply drop your furniture in are as rare as hens teeth, so act now!

- Superbly Appointed & Greatly Improved
- Stunning Contemporary Kitchen Diner
- Great Living Room With Bat Window
- Private Mediterranean Courtyard & Separate Garden
- Large Detached Garage/Workshop
- Two Bedrooms & Stunning Bathroom

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



Living Room 13' 2" x 12' 4" (4.01m x 3.76m)

A delightful & cosy living room with a double glazed entrance door to front elevation, a superb feature wood burning fire, ceiling spotlights, recessed storage, a double glazed walk-in bay window to front elevation, internal door to;

Inner Hallway

With stairs to first floor landing, and further door to;

Refitted Contemporary Kitchen/Diner 22' 3" x 12' 5" (6.77m x 3.79m)

A truly stunning room, being spacious, with a contemporary refitted range of fitted wall, base & drawer units with fitted work surfaces and matching centre island with inset sink/drainers & mixer tap over, also having a breakfast bar & feature overhead lighting and integrated dishwasher & washing machine. There is a built-in oven & hob, under-cupboard lighting, space for a table & chairs, laminate flooring, a feature wood burning fire, radiator, ceiling spotlights, double glazed French doors to rear Mediterranean style courtyard & internal door to cellar stairwell.



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Cellar 10' 8" x 4' 3" (3.25m x 1.30m)

Housing a gas central heating boiler, and ideal for storage with a wall mounted radiator.

First Floor Landing

With ceiling spotlights, and internal doors to;

Bedroom One 12' 6" x 12' 0" (3.82m x 3.66m)

Having ceiling coving & spotlights, feature exposed brick walling, a radiator, door to storage cupboard, double glazed window to rear, and internal door to;

Contemporary Bathroom 10' 0" x 7' 1" (3.05m x 2.15m)

A contemporary stunning & refitted bathroom fitted with a white suite comprising of a panelled bath with chrome fittings, shower over & side screen, low-level flush WC, vanity wash hand basin with cupboard, a chrome mixer tap & tiled splashbacks. There is luxury vinyl flooring, a chrome towel radiator, spotlights, and double glazed window to rear.

Bedroom Two 12' 5" x 10' 11" (3.78m x 3.32m)

Having a radiator, ceiling spotlights, and a double glazed window to front elevation.

Outside Front

An attractive frontage with a paved pathway, brick retaining boundary wall, a low maintenance garden area & hedging to sides.

Outside Rear

A Mediterranean courtyard area being paved & low-maintenance with an outside storage cupboard, and gate to service road which provides access to the detached garage & separate garden.

Garage/Workshop 20' 3" x 17' 9" (6.18m x 5.41m)

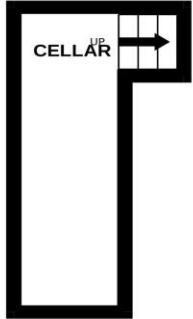
A large recently built detached garage/workshop being of a good size with a roller electric door to front elevation.

Outside Rear (Second Separate Rear Garden)

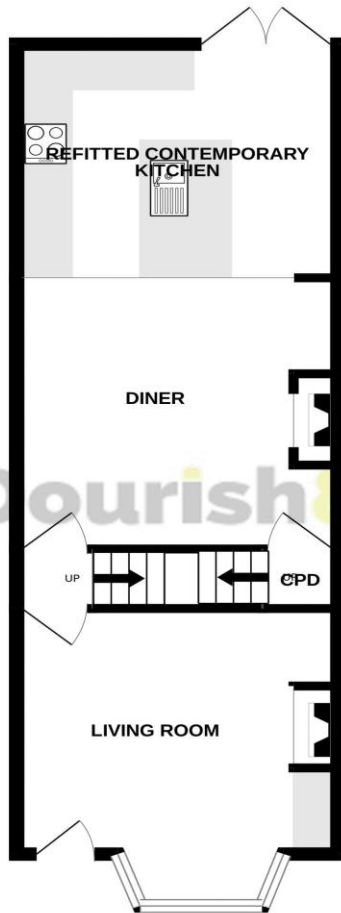
To the rear of the detached garage is a separate landscaped garden area, having a paved pathway, feature timber sleepers, and raised artificial lawned garden area being enclosed by panelled fencing & brick walling.



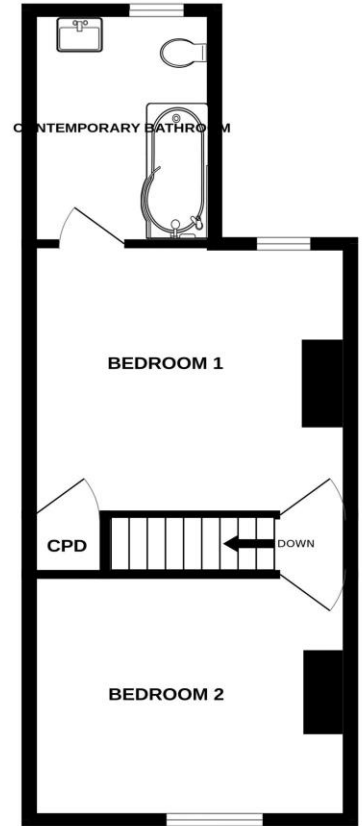
BASEMENT
64 sq.ft. (6.0 sq.m.) approx.



GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



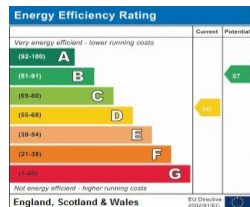
1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



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TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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