



£325,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💰 COUNCIL TAX BAND: **C**

## Hednesford Cannock

Rugeley Road Hednesford  
Cannock Staffordshire

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***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 being ideal for the family purchaser should be viewed to be truly appreciated. Internally there is an inviting entrance hall, living room with a feature fireplace and bay window, separate dining room leading to a refitted generous kitchen, refitted utility, gallery landing with a feature diamond shape window, three double bedrooms with a good size refitted family bathroom. Externally there is a driveway and a detached garage, whilst the rear garden is also private and of a good size.

- Deceptively Spacious Bay-fronted Detached
- Abundance Of Charm & Character
- Superb & Convenient Location
- Three Bedrooms & Refitted Bathroom
- Two Reception Rooms, Kitchen & Utility Room
- Detached Garage & Driveway

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4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

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## Entrance Hallway

An inviting entrance hallway, accessed through an arched entrance door with stained glass detail top, and having exposed flooring, a feature decorative cast-iron radiator, and internal door(s) off, providing access to;

**Living Room** 15' 0" x 14' 6" (4.57m x 4.42m) maximum measurements INTO window recess  
A spacious & bright, superbly presented reception room, having a feature decorative cast-iron radiator, an inset living flame gas fire set within a decorative surround on a tiled hearth, picture rail, and a double glazed walk-in bay window to the front elevation with stained glass detailed tops.

**Dining Room** 14' 10" x 10' 0" (4.51m x 3.04m)  
A second spacious reception room, having a feature decorative cast-iron radiator, wood effect flooring, a double glazed walk-in bay window with stained glass detail tops to the front elevation, and open-plan to;

**Kitchen** 13' 4" x 13' 0" (4.07m x 3.97m)  
A good sized breakfast kitchen featuring a fitted range of modern wall, base & drawer units with work surfaces over incorporating an inset sink/drainers with extendable chrome mixer tap over, and having space(s) for kitchen appliances including space to accommodate a Range style cooker with an existing double width extractor hood above. There is ceramic tiled flooring benefitting from underfloor heating, ceramic splashback tiling to the walls, an integrated dishwasher, space for table & chairs, double glazed windows to both the side & rear elevations, a double glazed window to the rear elevation, and access to the Utility.



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## **Utility** 9' 1" x 6' 11" (2.77m x 2.10m)

Fitted with a modern range of wall, base & drawer units with fitted work surfaces over incorporating an inset sink/drainage with chrome mixer tap over. There is space & plumbing to accommodate a washing machine & dryer, part-ceramic tiling to the walls, ceramic tiled flooring benefitting from underfloor heating, a door to a useful understairs storage cupboard, a double glazed window to the rear elevation & internal door off, to the Entrance Hallway.

## **First Floor Landing**

A galleried landing, having an access hatch to the loft space, a feature diamond shaped window with lead detail to the front elevation, a built-in airing cupboard housing a wall mounted gas central heating boiler, and internal doors off to all Bedrooms & Bathroom.

## **Bedroom One** 13' 6" x 13' 3" (4.11m x 4.05m)

A spacious double bedroom featuring a retro styled steel radiator & two double glazed windows to the rear elevation.

## **Bedroom Two** 15' 0" x 11' 11" (4.58m x 3.64m)

A second spacious double bedroom which features a decorative cast-iron fire grate with an art deco style tiled hearth, retro styled steel radiator, and a double glazed window with stained lead detail tops to the front elevation.

## **Bedroom Three** 12' 0" x 9' 11" (3.67m x 3.03m)

A third double bedroom, again featuring an ornamental cast-iron fireplace with an art deco style tiled hearth, retro styled steel radiator, and a double glazed window with stained lead detail tops to the front elevation.

## **Bathroom** 8' 6" x 6' 7" (2.58m x 2.0m)

Recently fitted with a modern contemporary styled white suite featuring a tub bath Victorian telephone style mixer taps & hand-held shower attachment, a separate walk-in tiled shower cubicle housing a mains-fed shower, a vanity style wash hand basin set into top with a chrome mixer tap over & storage beneath, and a low-level WC. There is ceramic tiled flooring benefitting from underfloor heating, inset ceiling spotlighting, a chrome towel radiator, and a double glazed window to the rear elevation.

## **Outside Front**

The property is approached over a driveway which provides off-street parking and continues to the side of the property providing access to the Garage at the rear. There is a decorative gravelled garden area to the front with a paved pathway providing access to the main entrance door.

## **Detached Garage** 18' 2" x 9' 2" (5.54m x 2.79m)

Having an up and over garage door to the front elevation, and a window & door to the rear elevation providing pedestrian access to/from the rear garden.

## **Outside Side**

Featuring a low maintenance decorative slate & gravelled garden areas with provision to accommodate a hot tub, and space for a garden shed.

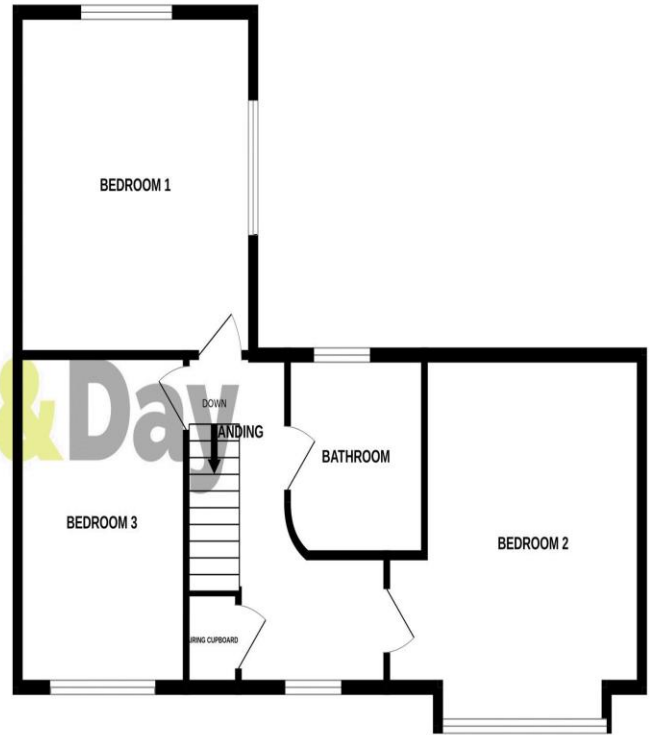
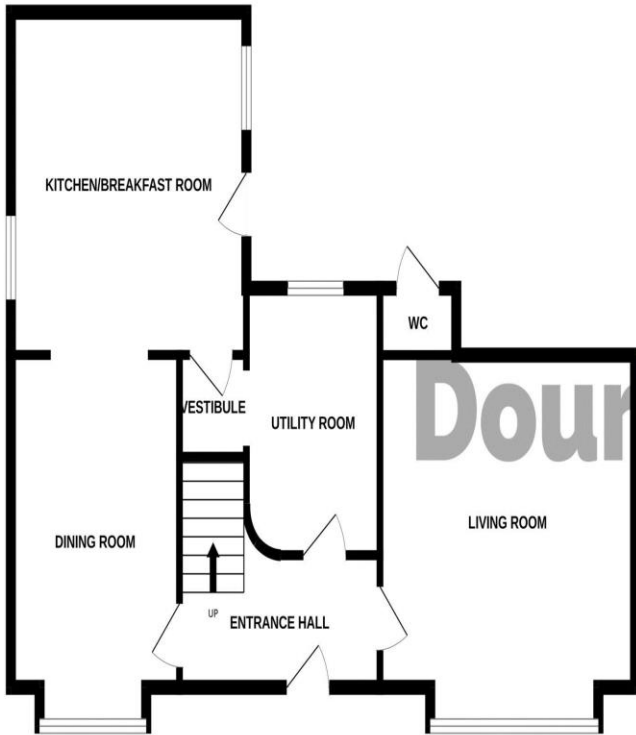
## **Outside Rear**

A private & enclosed rear garden being laid mainly to lawn with a paved patio seating/outdoor entertaining area & matching paved pathway, a variety of established flowerbeds, plants & shrubs, an external WC, and the garden is enclosed by panelled fencing.



GROUND FLOOR

1ST FLOOR



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



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