



£220,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: B

## Hednesford Cannock

Adams Way Hednesford  
Cannock Staffordshire



*You'll think you're in heaven with this divine starter home enjoying a truly convenient location!! 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 providing off road parking, entrance hall and inner hallway, Smart kitchen diner and a guest W/c, large lounge, two bedrooms and a first floor stunning bathroom. In addition externally there is a low maintenance rear garden also being rather private and having a timber garden room!

- Ideal First Time Purchase
- Modern End Terraced Home
- Two Bedrooms & Smart Bathroom
- Living room & Kitchen Diner
- Driveway Providing Parking
- Great For The Chase & Hednesford Town

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4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

hellopenkridge@dourishandday.co.uk



## Entrance Hall

Being accessed through a double glazed door and having luxury vinyl flooring, radiator, stairs leading to the first floor accommodation.

## Living Room 13' 0" x 11' 9" (3.97m x 3.57m)

Having luxury vinyl flooring, feature wooden panelling, two radiators and double glazed window to the front elevation.

## Inner Hall

Having luxury vinyl floor, feature wood panelled walls.

## Guest WC

Having a suite comprising of a pedestal wash hand basin with chrome mixer tap and low level WC. Vinyl flooring, radiator and extractor fan.

## Kitchen / Diner 14' 10" x 9' 3" (4.51m x 2.81m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset sink unit with a chrome mixer tap. Range of integrated appliances including an oven, hob and stainless steel cooker hood over, dishwasher, fridge/freezer and washing machine/dryer. Wall mounted



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gas central heating boiler, room for a dining table and chairs, luxury vinyl floor, useful storage cupboard, radiator, double glazed windows and French doors giving views and access to the rear garden.

## First Floor Landing

Having access to loft space and double glazed window to the side elevation.

## Bedroom One 11' 7" x 11' 0" (3.54m x 3.36m)

Having built-in wardrobes and storage, radiator and double glazed window to the front elevation.

## Bedroom Two 11' 2" x 8' 2" (3.41m x 2.48m)

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

## Bathroom 6' 8" x 6' 5" (2.03m x 1.96m)

Having a suite comprising of a panelled bath with chrome shower fittings and side screen, pedestal wash hand basin with chrome mixer tap and low level WC. Chrome towel radiator, tiled floor, part tiled walls, ceiling spotlights and double glazed window to the rear elevation.

## Outside - Front

There is a tarmac driveway providing off-road parking for two cars. Gated side access leads to:

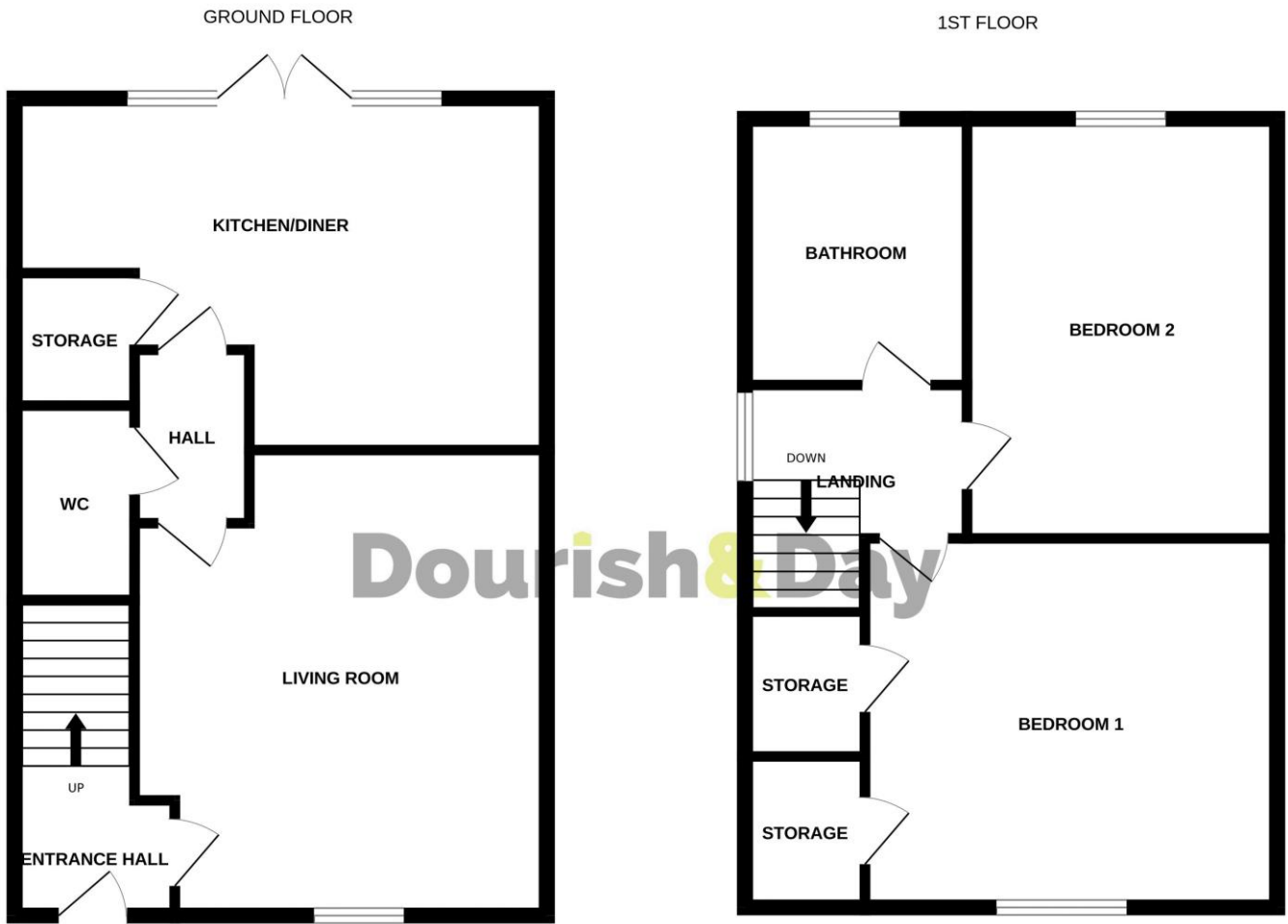
## Outside - Rear

The landscaped rear garden includes a paved patio seating area overlooking the remainder of the garden being laid to Astro turf, with timber sleepers and gravelled borders. The garden is enclosed by panel fencing, and the timber garden room is included in the sale.

## Agents Note

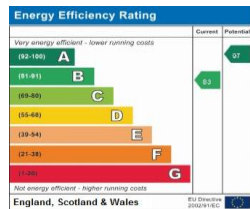
42 day exchange of contracts to be agreed (from the date the Memorandum of Sale is issued)





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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