



O'CONNOR AVENUE, HEDNESFORD

O'CONNOR AVENUE, HEDNESFORD, CANNOCK, WS12 2EU

FOR SALE  
£210,000



#### Ground Floor

##### Entrance Hall

Enter the property via a composite/partly double glazed front door and having a ceiling light point, laminate flooring, a double door storage cupboard and doors opening to the kitchen area of the open plan kitchen/lounge and the downstairs WC.

##### Open Plan Kitchen/Lounge 18' 0" x 13' 0" (5.48m x 3.96m)

##### Kitchen

Being fitted with a range of wall, base and drawer cabinets with laminate work surface over and matching upstands and having ceiling spotlights, laminate flooring, a one and a half bowl stainless steel sink with a mixer tap fitted and a drainer unit, an electric built-under oven with a four burner gas hob over and a stainless steel splashback behind, an integrated upright fridge/freezer, a peninsula with breakfast bar seating and a carpeted spindle stairway leading to the first floor.

##### Lounge

Being open plan to the kitchen and having uPVC/double glazed French doors to the rear aspect opening to the garden, two ceiling light points, a central heating radiator, a television aerial point and laminate flooring.

##### Downstairs WC

Having an obscured uPVC/double glazed window to the front aspect, a WC, a wash hand basin with a tiled splashback, a ceiling light point, a central heating radiator, an extraction unit and laminate flooring.



## First Floor

### Landing

Having access to the loft space, a ceiling light point, carpeted flooring and doors opening to both bedrooms and the bathroom.

### Bedroom One

**11' 5" x 11' 2" (3.48m x 3.40m)**

Having a uPVC/double glazed window to the rear aspect, a central heating radiator, a ceiling light point, carpeted flooring and fitted wardrobes with sliding mirror doors.

### Bedroom Two

**13' 0" x 7' 9" (3.96m x 2.36m)**

Having two uPVC/double glazed windows to the front aspect, a central heating radiator, a ceiling light point and carpeted flooring.

### Bathroom

Having a ceiling light point, a central heating radiator, a WC, a wash hand basin with a mixer tap fitted, partly tiled walls, tiled flooring and a bath with a mixer tap fitted, a thermostatic shower over and a glass shower screen installed.

## Outside

### Front

Having a tarmac driveway suitable for parking multiple vehicles, a decorative gravel area, a storm porch over the front entrance, courtesy lighting and access to the rear of the property via a wooden side gate.

### Rear

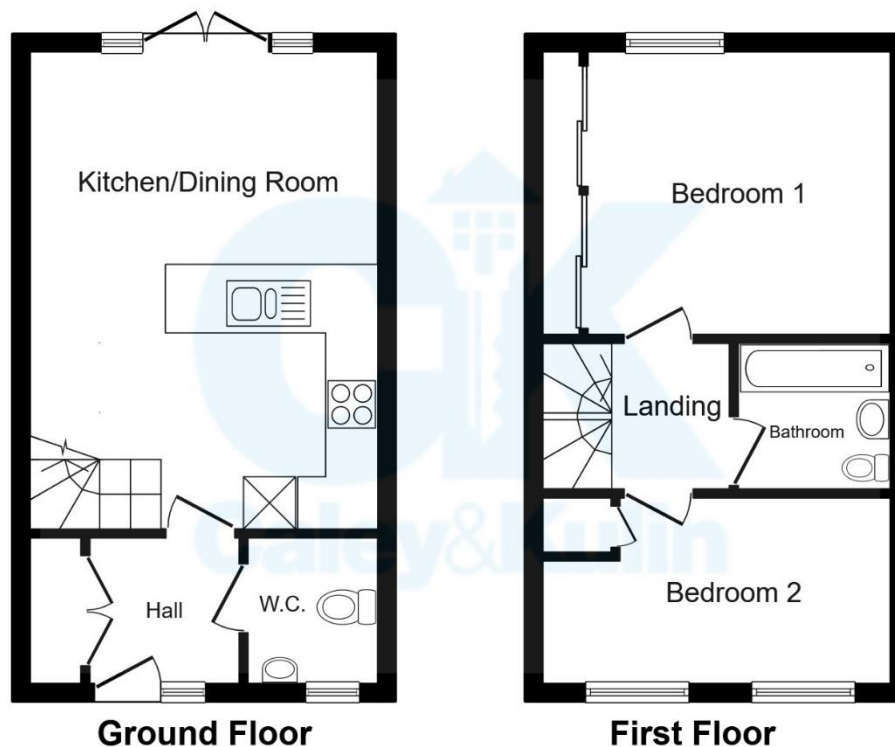
Being a beautifully landscaped garden, which has a patio dining area, a lawn, a patio seating area, courtesy lighting, a shed and access to the front of the property via a wooden side gate.







\* An immaculately presented family home located on a very desirable residential estate \*



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**Council Tax Band:** B

**EPC Rating:** B

**Tenure:** Freehold

**Version:** CK1567/001



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