



GREENHEATH ROAD, HEDNESFORD



**Ground Floor**

**Entrance Hall**

Enter the property via a composite/partly double-glazed front door and having a ceiling light point, a carpeted stairway to the first floor and a wooden door opening to the lounge.

**Lounge/Diner**

**25' 5" x 12' 5" (7.74m x 3.78m)**

Having two uPVC/double glazed windows one to the side aspect and a walk-in bay to the front aspect, two ceiling light points, two central heating radiators, a television aerial point, decorative dado railing, carpeted flooring and wooden doors opening to the kitchen, the bathroom and a storage cupboard.

**Kitchen**

**11' 6" x 8' 10" (3.50m x 2.69m)**

Being fitted with a range of gloss finished wall, base and drawer units with laminate worksurface over and matching upstands and having a uPVC/double glazed window to the rear aspect, ceiling spotlights, a central heating radiator, a sink with a mixer tap fitted and a drainer unit, a built-under electric oven with a four-burner gas hob and an angled extraction unit over, plumbing for a washing machine, space for an upright fridge/freezer, vinyl flooring and a uPVC/double glazed door to the side aspect opening to the rear garden.

**Bathroom**

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, additional storage, vinyl flooring, an extraction unit and a bath with a mixer tap fitted, a thermostatic shower over and a glass shower screen installed.



## First Floor

### Landing

Having a uPVC/double glazed window to the side aspect, a ceiling light point, carpeted flooring and doors opening to the three bedrooms.

### Bedroom One

**11' 2" x 12' 4" (3.40m x 3.76m)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring and access to the loft space.

### Bedroom Two

**11' 9" x 9' 1" max (3.58m x 2.77m max)**

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a built-in wardrobe and carpeted flooring.

### Bedroom Three

**8' 9" x 5' 11" (2.66m x 1.80m)**

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

## Outside

### Front

Having a low-level wooden fence with double gates opening to a gravel driveway which is suitable for parking multiple vehicles, a privacy hedge, courtesy lighting and access to the rear of the property via a wooden side gate.

### Rear

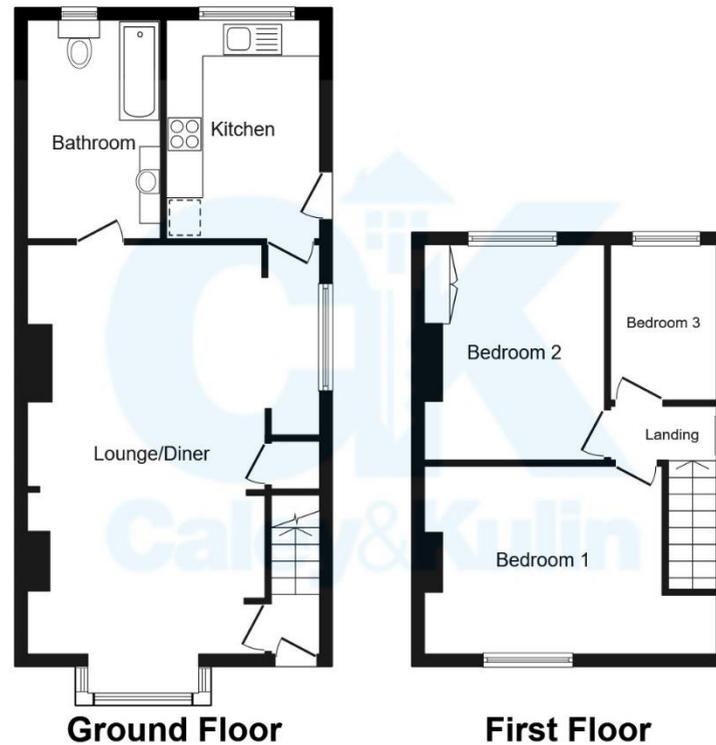
Being a tiered garden, which has a patio area, steps up to a lawn, a decorative gravel area and access to the front of the property via a wooden side gate.







\* A spacious, three-bedroom family home located in a desirable area \*



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**Council Tax Band:** B

**EPC Rating:** C

**Tenure:** Freehold

**Version:** CK1612/001



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