



# BEECH PINE CLOSE, HEDNESFORD, CANNOCK, WS12 4RZ

FOR SALE  
£220,000



## Ground Floor

### Entrance Hall

Enter via a uPVC/double glazed front door and having a ceiling light point, carpeted (matted) flooring, a door to the downstairs WC and another to the lounge.

### Downstairs WC

Having a uPVC/obscure double glazed window to the front aspect, carpeted flooring, a ceiling light point, a WC, a wash hand basin with a mixer tap fitted and tiled splashbacks.

### Lounge 14' 2" x 11' 3" ( 4.32m x 3.43m )

Having a uPVC/double glazed window to the front, a ceiling light point, a coved ceiling, laminate flooring, a central heating radiator, a gas fire with a fireplace surround and a door to the dining room.

### Dining Room 7' 1" x 9' 10" ( 2.15m x 2.99m)

Having a set of uPVC/double glazed French doors opening to the conservatory, vinyl flooring, a ceiling light point, a central heating radiator, a coved ceiling and access to the kitchen.

### Kitchen 7' 8" x 9' 10" ( 2.33m x 2.99m)

Being a fitted kitchen with a range of gloss-finished wall, base and drawer units and laminate work surfaces over. Having two uPVC/double glazed windows, one to the rear aspect and another to the side aspect, a ceiling light point, vinyl flooring, the combination boiler, a stainless-steel one bowl sink with a drainer unit and a mixer tap, tiled splashbacks, a central heating radiator, space for two under-counter appliances such as a fridge and a freezer, space and plumbing for a washing machine, an electric built-under offer, a four-burner gas hob and a stainless-steel chimney style extraction hood.

### Conservatory

Having uPVC/double glazed window to the side and to the front aspect, laminate flooring, a central heating radiator and a set of uPVC/double glazed French doors to the side aspect allowing access to the rear garden.



## First Floor

### Landing

Having a uPVC/obscure double glazed window to the side aspect, a ceiling light point, carpeted flooring and doors to three bedrooms, the bathroom and an airing cupboard.

### Bedroom One 8' 5" x 12' 2" (2.56m x 3.72m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point and fan, carpeted flooring, a central heating radiator, decorative dado railing, a coved ceiling and a built-in wardrobe with sliding doors.

### Bedroom Two 8' 5" x 9' 5" (2.57m max x 2.88m)

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

### Bedroom Three 5' 10" x 9' 1" (1.77m x 2.77m)

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

### Bathroom

Having a uPVC/obscure double glazed window to the rear aspect, a ceiling light point, partly tiled walls, vinyl flooring, a WC, a wash hand basin and a bath with shower over.

## Outside

### Front

Having a tarmac driveway suitable for multiple cars, a lawn, outdoor courtesy lighting, access to the rear garden via a wooden side gate and a path leading to the front entrance door.

### Rear

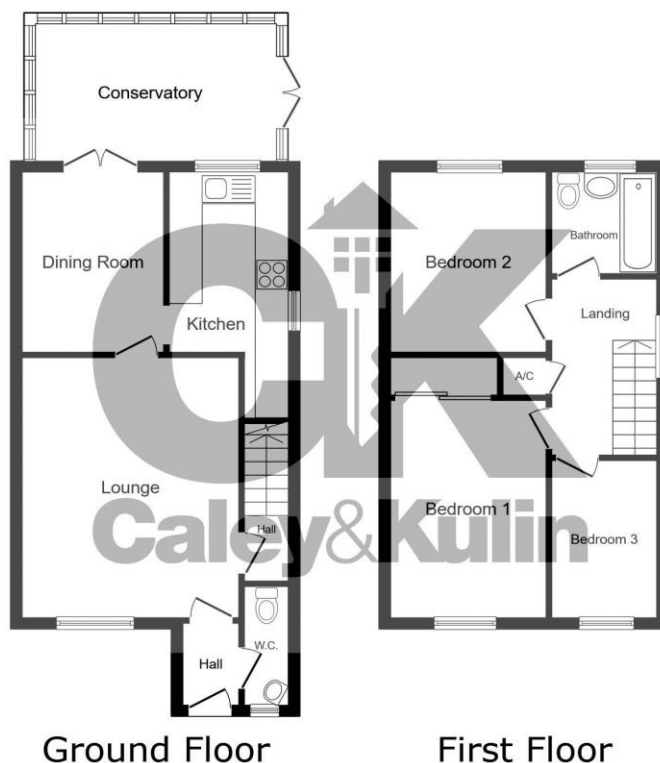
Being mainly lawn with planted borders retained by a low-level brick wall and access to the front via a wooden side gate.







\* Offered with no upward chain \*



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**Cannock:** 01543 396880 **Stafford:** 01785 559880

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**E-mail:** [info@candk.co.uk](mailto:info@candk.co.uk)

Staffordshire House, Clay Street, Penkridge, Stafford, ST19 5AF

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**EPC Rating:** Awaited

**Tenure:** Freehold

**Council Tax Band:** B

**Version:** CK1885/001



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