



ABBAY STREET, HEDNESFORD

ABBEY STREET, HEDNESFORD, CANNOCK, WS12 4BB

FOR SALE  
£185,000



#### Ground Floor

##### Entrance Hall

Enter the property via a uPVC/double glazed front door and having a ceiling light point, a central heating radiator, luxury vinyl flooring, a carpeted stairway to the first floor and a door opening to the lounge.

##### Lounge

**14' 11" x 14' 11" max (4.55m x 4.55m max)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, luxury vinyl flooring, a television aerial point and a door opening to the kitchen/dining room.

##### Kitchen/Dining Room

**10' 6" x 14' 11" (3.20m x 4.55m)**

Being fitted with a range of gloss, handle-less wall, base and drawer units with laminate worksurface over and matching upstands and having ceiling spotlights, a central heating radiator with a decorative cover fitted, a built-under electric oven with an electric hob and a chimney style extraction unit over and a glass splashback behind, a composite sink with a mixer tap fitted and a drainer unit, an integrated washing machine, an integrated upright fridge/freezer, luxury vinyl flooring and a uPVC/double glazed door to the rear aspect opening to the garden.



## First Floor

### Landing

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a glass/wooden balustrade, carpeted flooring, access to the loft space and doors opening to both bedrooms and the bathroom.

### Bedroom One

**12' 0" x 14' 11" max (3.65m x 4.55m max)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, a decorative, wood panelled feature wall, a storage cupboard and carpeted flooring.

### Bedroom Two

**13' 5" x 8' 8" (4.10m x 2.65m)**

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

### Shower Room

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a vertical central heating radiator, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, tiled flooring and a glass shower cubicle with a thermostatic shower installed.

## Outside

### Front

Having a tarmac driveway, a gravel border, a storm porch over the front entrance, a privacy hedge and access to the rear of the property via a wooden side gate.

### Rear

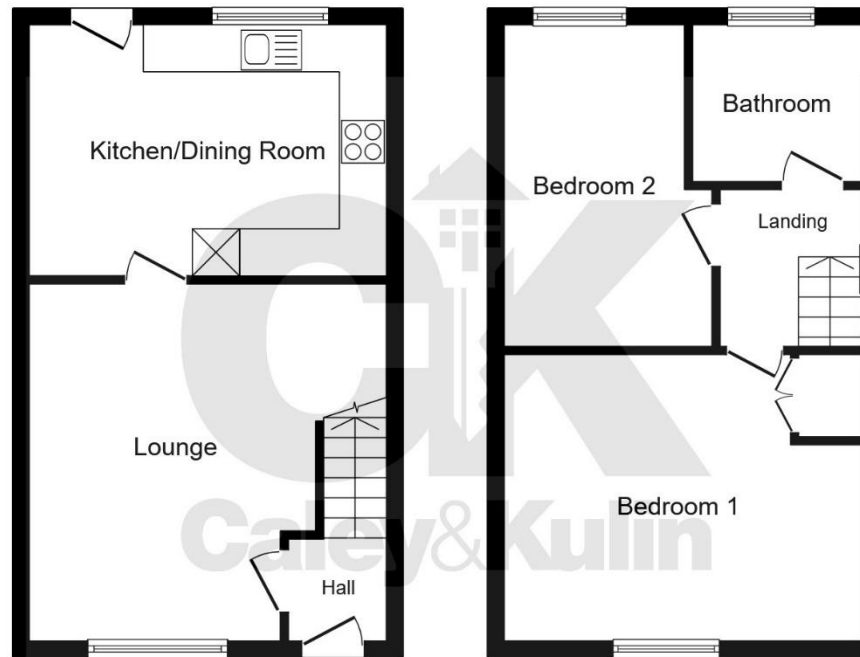
A beautifully landscaped garden which has a patio area, a lawn, steps up to a patio seating area with a pergola over, a gravel border and a planted area retained by wooden sleepers. Also having a cold-water tap, security lighting, a wooden shed and access to the front of the property via a wooden side gate.







\* An immaculately presented two-bedroom home located in a desirable area \*



**Ground Floor**

**First Floor**

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**Council Tax Band:** B

**EPC Rating:** D

**Tenure:** Freehold

**Version:** CK1736/002



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