



**flint & co**

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**Client Approval**

I/We have checked these Sales Particulars and find them to be an accurate reflection of the property & any fixtures & fittings included. I/We will provide details should any material changes take place in the future.

Signed.....

Signed.....

Dated.....

**1 Levetts Hollow, Hednesford, Cannock, Staffordshire, WS12 2AW**  
**£230,000**

A very well presented 2/3 bedroom property ideally located in the popular residential area of Hednesford. The property was originally a 3 bedroom, but has been tastefully converted into a two bedroom, with the additionally benefit of a garage conversion which would make an ideal bedroom or office. ( the original third bedroom could also be converted back to suit a growing families needs)

In brief the accommodation comprises of Entrance hallway, modern fitted kitchen/diner, lounge, two double bedrooms, family bathroom, garden to rear, office/potential bedroom, low maintenance rear garden, and a driveway to fore.

\*\*\*\*\*VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE\*\*\*\*\*



### Entrance hallway

Having a ceiling light point, power point, radiator, under stairs storage, wood effect flooring, a door to the kitchen and door to the lounge.

### Lounge

13'8" x 11'6" (4.17m" x 3.51m")

Having a ceiling light point, power points, radiator, feature fireplace housing and electric flame effect fire and a double glazed bow window to the front.

### Kitchen/diner

13'10" x 9'10" (4.22m" x 3.00m")

Having a range of wall mounted and base units with roll top work surfaces over, incorporating an acrylic sink and drainer, integrated washing machine and fridge freezer, built in gas hob and electric oven with extractor hood over, partial wall tiling, two ceiling light points, radiator, tiled flooring and a double glazed window and door to the rear.

### Office

16'5" x 7'10" (5.00m" x 2.39m")

Having a ceiling light point, power points, radiator, loft space, base units, a double glazed window to the front and rear.

### First floor landing

Having a ceiling light point, loft access, power points and doors to:

### Master bedroom

11'9" max 9'1" min x 11'6" (3.58m" max 2.77m" min x 3.51m")

Having a ceiling light point, power point, radiator, built in wardrobes with mirrored sliding doors, laminate wood effect flooring and a double glazed window to the front.

### Bedroom two

13'11" x 10'5" (4.24m" x 3.18m")

having a ceiling light point, power points, radiator, built in wardrobes, laminate wood effect flooring and two double glazed windows to the rear.

### Family bathroom

A suite comprises of low level WC, pedestal wash hand basin, bath with shower over, extractor fan, partial wall tiling, ceiling spot lights and a double glazed obscured window to the side.

### Outside

To the front of the property there is a lawn area and block paved driveway. The rear garden is easily maintained with paved patio areas and raised decorative planters.



### Council tax band: B Tenure:

Agents note: Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested.

All dimension are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

