

Greenheath Road

Hednesford, Cannock, WS12 4AR

John German





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£330,000

This beautifully appointed Edwardian semi detached family home is situated in a convenient location within close proximity of Cannock Chase.



This well-presented Edwardian family home is situated in the market town of Hednesford that has amenities including a train station, a range of supermarkets, pubs, restaurants and cafés. Nearby road links include the A460, the A5 and M6 Toll road. The nearby neighbouring town of Cannock has a further range of facilities and the newly opened McArthur Glen outlet village boasting a range of designer outlet stores and dining options. Cannock Chase, an area of outstanding natural beauty is only a short drive away and offers an excellent place to walk, cycle and explore wildlife. For local schooling the property lies in the catchment area for Westhill Primary School and for secondary pupils, Kingsmead Academy.

This warm and welcoming hallway has beautiful original Minton tiled flooring providing a fantastic introduction into this stunning home. A door leads into the spacious open plan lounge and dining room, a superb space for families and entertaining with a cosy log burner set on a hearth with a wooden surround. There are dual aspect windows including a large front facing bay window, cast iron radiators, LED ceiling spotlights and wooden flooring.

To the rear of the property is the stunning kitchen fitted with a stylish range of two tone units complemented by metro style tiled splash backs and wooden worktops incorporating a Belfast style sink. There is under cabinet lighting, ceiling spotlights and integrated appliances comprise an electric oven, induction hob, extractor hood, washing machine and a tumble dryer. The room has dual aspect windows and a door out to the side elevation plus a useful under stairs storage cupboard.

From the kitchen is a conservatory having a tiled floor and French doors out to the rear garden.

On the first floor are three well-proportioned bedrooms, the master bedroom is a particularly impressive and spacious room. Bedroom two is another double sized room and bedroom three is a versatile room, currently used as a nursery but has potential to be a dressing room or home office.

The beautifully appointed family bathroom has Karndean herringbone flooring, partially tiled walls, LED ceiling spotlights, corner shower cubicle with mains shower, roll top bath, wash hand basin, low level WC, a wall mounted mirrored cabinet and a heated towel rail.

From the landing an additional set of stairs rise to the second-floor loft space with fantastic eaves storage, two velux skylights and a contemporary tiled en suite having a three-piece suite and a heated towel rail.

Outside, the property is set back off the main road beyond a driveway providing off road parking for two/three cars. To the rear is a lovely garden with an extensive paved patio seating area ideal for outdoor dining and entertaining. Beyond this is a good-sized lawn surrounded by planted display borders. There is also an outhouse and a ccess to the cellar that provides additional storage.

Notes

A new boiler was installed in 2018, last serviced in December 2021.

The loft space cannot be referred to as a room as the conversion has no building regulations.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

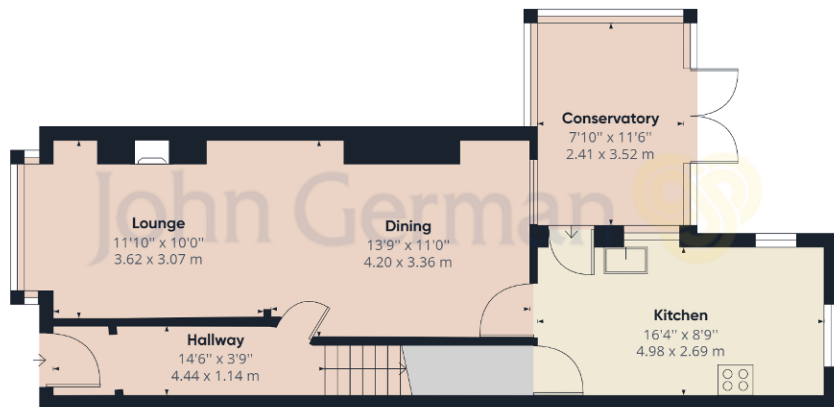
Useful Websites: www.gov.uk/government/organisations/environment-agency www.cannockchasedc.gov.uk

Our Ref: JGA/10032022

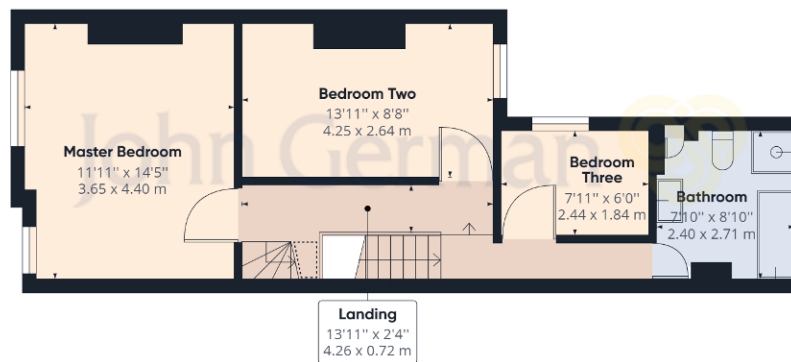
Local Authority/Tax Band: Cannock Chase District Council / Tax Band B



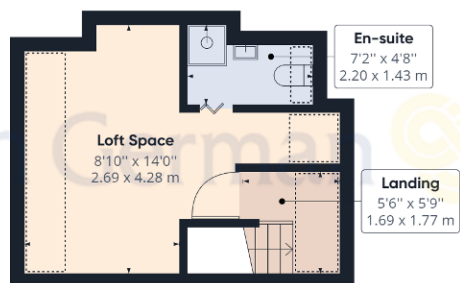




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1316.99 ft²

122.35 m²

Reduced headroom

60.23 ft²

5.60 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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