

# Chase Heights

Hednesford, Cannock, WS12 4QX

John  
German





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£319,950

A stylish high quality three bedroom detached bungalow within an exclusive private drive development, close to picturesque Cannock Chase and Hednesford town centre.



Built approximately four years ago by JSM Building and Technical Services Ltd to a very pleasing design both internally and externally and including a well chosen range of fittings throughout, this delightful bungalow sits in a private drive of just five properties and offers a combination of high quality living and efficient low cost outgoings. The property has the benefit of an alarm system and wired smoke detectors in the hall and kitchen area.

The bungalow is gas centrally heated and uPVC double glazed and offers an open porch entrance leading into a lovely generous sized reception hall that gives central access to all rooms and also has a large built in cloaks storage cupboard.

Leading off the hall is a south facing lounge with rear aspect window and open plan access to the adjoining dining kitchen which has double door access to the landscaped rear garden. There is a full range of matt base, wall and drawer units with quality contrasting quartz worktops and upstand, stainless steel one and a half bowl under sink, built in electric oven, Bosch microwave, induction hob, extractor hood, dishwasher, fridge/freezer and washing machine.

There are three bedrooms within the property, the master bedroom being a front facing room with a comprehensive range of built in wardrobes and storage. It has the luxury of its own en suite shower room with attractive tiling in part, white and chrome suite comprising low level WC, wash hand basin and double width shower cabinet with mains shower.

Bedroom two is also a master sized bedroom and enjoys a south facing garden outlook. Bedroom three makes an ideal guest bedroom, home office or a combination of both.

The main family bathroom is fully tiled and has a contemporary white and chrome suite to comprise P-shaped bath with mains shower over, low level WC, wash hand basin, chrome ladder radiator, side aspect window and we understand could easily be adapted to a wet room if required.

Outside driveway parking for two cars to the front with shared use of extra parking along the side of the property boundary.

The south facing rear garden is privately fenced and hedged and has a full width patio, easily managed lawn and raised sleeper beds with shrubs and a gated side passage.

#### Agents Notes

The property has approximately 6 remaining years of the original LABC warranty.

There is a covenant to prohibit the parking of commercial vehicles, caravans, trailers or boats.

Purchasers will be responsible for 20% of the cost of any future repairs to the shared private driveway.

**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](http://www.gov.uk/government/organisations/environment-agency)

[www.cannockchasedc.gov.uk](http://www.cannockchasedc.gov.uk)

**Our Ref:** JGA/20032023

**Local Authority/Tax Band:** Cannock Chase District Council / Tax Band C







**Approximate total area<sup>(1)</sup>**  
769.67 ft<sup>2</sup>  
71.50 m<sup>2</sup>

(1) Excluding balconies and terraces

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		94   A
81-91	B	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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