

Stafford Lane

Hednesford, Cannock, WS12 1LL

John German





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£290,000

A superbly located detached family house convenient for shops, schools, bus and train services, Hednesford Hills Nature Reserve and Cannock Chase.



Occupying a slightly elevated position on the this very popular road and having a very pleasant aspect to the front and rear and also set behind a block paved driveway and lawned foregarden. Conveniently located for the comprehensive amenities of Hednesford, Cannock and Heath Hayes, not to mention the new and nearby McArthurGlen outlet.

The gas centrally heated and double glazed accommodation offers a front fully enclosed storm porch that leads you into the front facing main lounge which is tastefully decorated and enjoys good natural light and pleasant views. Leading off the lounge is an open plan inner hall area with access to the staircase. This then leads into a separate dining/sitting room which has two windows overlooking the rear garden and access to a walk-in storage cupboard. Leading off here is a good sized fully fitted kitchen that has a range of white panel fronted base and wall units with contrasting worktops and splash back tiling, inset stainless steel sink unit, built in electric cooker, gas hob, extractor hood plus appliance spaces for a fridge and freezer. Open plan access leads to a useful fully fitted two piece guest's cloakroom and a separate utility room with spaces for storage, a washing machine and tumble dryer.

The first floor landing has a wide framed side aspect window and gives access to the three bedrooms and family bathroom. Bedroom one is a front facing double room with built in wardrobe, bedroom two is a rear facing double bedroom with built in wardrobe and bedroom three is a front facing single bedroom. The family bathroom is fully tiled and has a white suite comprising bath with shower over, low level WC and wash hand basin.

Outside there is a storage garage and a block paved driveway suitable for parking several cars. Both front and rear gardens are mainly lawned and each has a variety of established shrubs, perennials and screening plants. There is also a gated side entrance and a timber garden shed. The rear garden also has a very pleasant patio area with brick border wall and steps leading to a lawn.

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

Property construction: Brick and tile

Parking: Driveway

Electricity supply: Mains - single

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire. See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

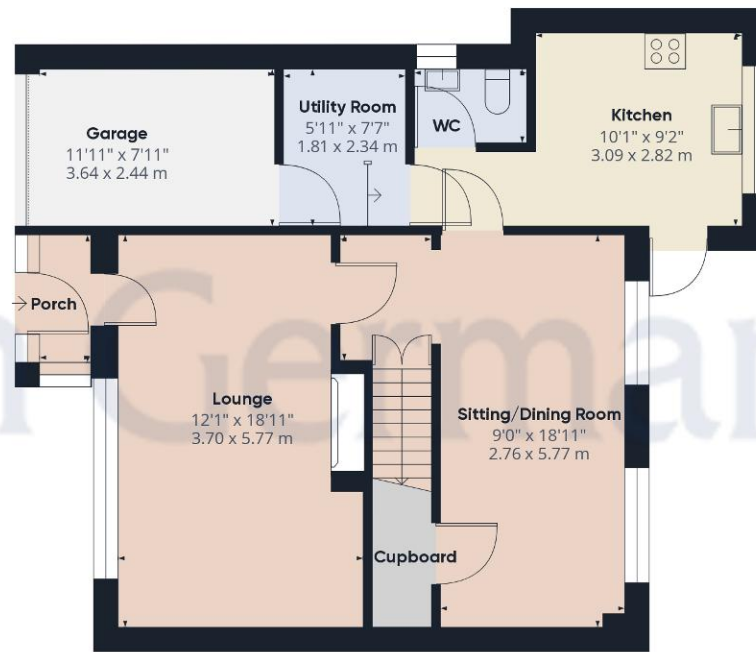
Useful Websites: www.gov.uk/government/organisations/environment-agency www.cannockchasedc.gov.uk

Our Ref: JGA/08012024

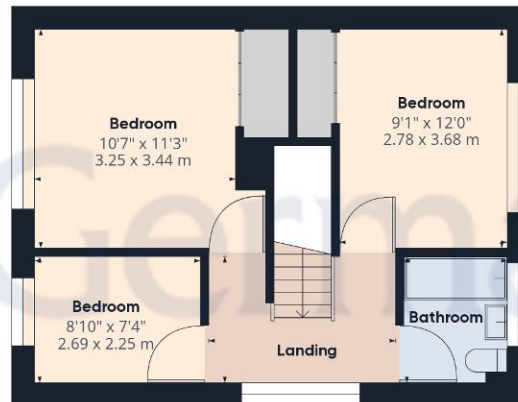
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1185.88 ft²

110.17 m²

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

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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		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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