

Mount Street

Hednesford, Cannock, WS12 4DE



Are you looking for a ready made investment property or maybe a first time buyer looking to get on the property ladder? If so, we highly recommend viewing this attractive property on Mount Street.

Offers In Region Of £160,000

John German

This attractive two bedroom terraced property is located on Mount Street in Hednesford. The market town of Hednesford boasts a range of shops, bars, pubs and eateries and a wide range of nearby amenities and facilities in the nearby town of Cannock. For commuters there are train stations in both Hednesford and Cannock and nearby road links include the A460, A5 and M6 Toll road. For local schooling it falls in the catchment area for West Hill Primary and for secondary education it is Kingsmead Academy.

This property is likely to appeal to both first time buyers and investors, given its modern internal finishing's and convenient location.

This property is offered to the market with no upward chain and vacant possession from 1st April 2024, if you were to rent this property we would expect a monthly rental of £800PCM boasting a yield of 6%.

Internally the property offers excellent space throughout, having two generous reception rooms one with a traditional feature fireplace and the other offering access to the cellar for extra storage.

Continuing through, the modern kitchen is located towards the rear of the property and has a rear door leading to the outdoor space.

The family bathroom is located on the ground floor and offers a three piece white suite with shower over bath.

The second floor comprises two bedrooms, both of which are good sized doubles with one offering built in storage.

Externally the property boasts off road parking in a small courtyard area, a garage and good sized garden.

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

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

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

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

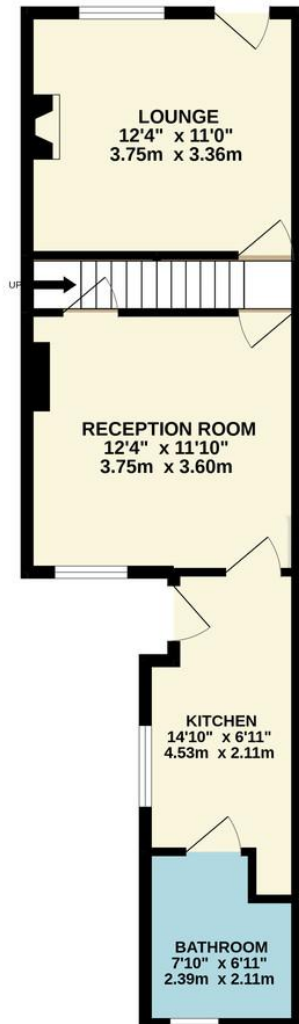
Local Authority/Tax Band: Cannock Chase District Council / Tax Band A

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

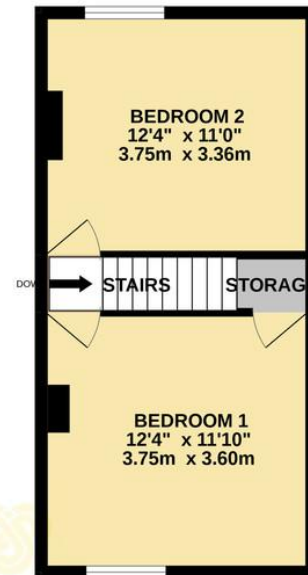
Our Ref: JGA/09022024

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GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
308 sq.ft. (28.6 sq.m.) approx.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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