

Raven Close

Hednesford, Cannock, WS12 2LS



An extended semi-detached family home positioned in a quiet cul-de-sac within the market town of Hednesford.

£250,000



John German

The historic market town of Hednesford offers a wide range of amenities including supermarkets, restaurants, pubs and cafes. In addition to this, the neighbouring town of Cannock is home to the newly opened McArthur Glen Designer Outlet Village boasting a selection of designer and high Street shops along with a superb choice of restaurants. Nearby Cannock Chase, an area of outstanding natural beauty, is only a short drive away and offers a haven for local wildlife and also providing a great space for those looking to walk, explore or cycle. For commuters, there are train stations in both Hednesford and Cannock, plus road links via the A460, A5 and M6 Toll road.

Internally, the home comprises of a UPVC entrance door opening into the porch with grey laminate style flooring and a useful storage cupboard. From here, a door opens into the warm and cosy living room, with carpeted flooring, stairs rising to the first floor landing, UPVC double glazed bay window to the front aspect, a beautiful log burning stove and a door opening into the kitchen.

The heart of the home is the impressive open plan kitchen/diner, having a range of matching hi-gloss wall and base units with contrasting worksurfaces, tiled splashbacks, inset stainless steel sink with drainer and mixer tap over, along with space for various freestanding kitchen appliances. There is a tiled flooring, two ceiling light points, useful pantry cupboard, two windows to the rear aspect, and a door and window to the side aspect, leading to the rear patio.

Upstairs, there are three well proportioned bedrooms; two generous double bedrooms, both with fitted wardrobes, and a smaller single bedroom, ideal as a nursery or even home office. Completing the first floor is the family bathroom comprising of a panelled bath with shower over, low level WC, wash hand basin, chrome style heated towel rail and an obscured UPVC double glazed window to the rear aspect.

Outside, to the front of the property is a driveway providing off-road parking for up to three vehicles with an EV charger and access into the garage with an up and over door. To the rear of the property is an enclosed garden with a large patio seating area, lawned garden over two tiers, and a wooden summerhouse.

Agents note: The solar panels are leased until 11th May 2040.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive & garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA11112025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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