



Connells

Calladine Way
Hednesford Cannock



Property Description

This beautifully presented modern Semi-Detached home offers bright, well-balanced living space throughout, ideal for families and first time buyers.

At the heart of the property is a stunning open-plan kitchen and dining area, thoughtfully arranged with the kitchen to the front and a light-filled dining space overlooking the rear garden, creating a perfect setting for everyday living and entertaining. The kitchen boast modern shaker style units, an integrated stack oven and gas hobs and offers plumbing and further space for appliances. The ground floor also benefits from a spacious lounge to the rear, providing a comfortable and relaxing retreat, along with a convenient guest WC. Excellent storage is incorporated throughout the home.

Upstairs, there are three well-proportioned bedrooms, including a stylish principal bedroom with a modern en-suite shower room. A contemporary family bathroom serves the remaining bedrooms, all finished to a high standard.

Externally, the property enjoys an attractive frontage with lawn and shrub borders, while a generous driveway to the side provides off-road parking for multiple vehicles and includes an EV charger. To the rear, the enclosed garden offers a private outdoor space, ideal for families and entertaining alike.

This property is perfectly situated within walking distance of the well known and tranquil Cannock Chase, close to local

amenities and close to major transport links.

Ground Floor

Hallway

Having a double glazed front entrance door, double glazed windows to the front and side aspects, ceiling light point, laminate flooring, stairs to first floor and doors to lounge, kitchen and guest WC

W.C

Having a WC, wash hand basin, tiled splash-backs, radiator, ceiling light point and laminate flooring

Living Room

Having double glazed windows and French doors to the rear garden, two radiators, ceiling light point and carpeted flooring

Kitchen/Diner

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a sink/drainer, double glazed window to the front aspect, integrated oven, gas hobs, extractor hood, plumbing for the washing machine, space for appliances ceiling spotlights, laminate flooring space for dining furniture, ceiling light point, double glazed French doors to the rear garden and door to storage room

First Floor

Landing

Having carpeted flooring, storage cupboard, ceiling light point and doors to bedrooms and bathroom

Bedroom 1

Having a double glazed window to the front aspect, radiator, ceiling light point, carpeted flooring and door to en-suite

En-Suite

Having a double glazed window to the front aspect, WC, wash hand basin, shower cubicle, tiled walls, radiator, ceiling light point and laminate flooring

Bedroom 2

Having a double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring

Bedroom 3

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

Bathroom

Outside

Front

Having a paved pathway to the front entrance door, laid to lawn, established shrubs, tarmac driveway for multiple vehicles to the side and EV charger

Rear

Having a paved patio area, laid to lawn and gated access to the side driveway









Ground Floor



First Floor

Total floor area 102.9 m² (1,107 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

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