



Webbs  
Estate Agents

Rydal Close, Hednesford, Cannock, WS12 4RP

Offers Over £190,000



**\*\* SOUGHT AFTER LOCATION \*\* DETACHED \*\* THREE BEDROOMS \*\* LOUNGE DINER \*\* BREAKFAST KITCHEN \*\* ENCLOSED REAR GARDEN \*\* OFF ROAD PARKING \*\* QUIET LOCATION \*\* CLOSE TO CANNOCK CHASE AND HEDNESFORD TOWN CENTRE \*\* EARLY VIEWING ADVISED \*\***

WEBBS ESTATE AGENTS are pleased to offer for sale a modern style three bedroom detached property on a popular development in Hednesford in brief having entrance, through lounge diner with stairs rising to the first floor and door to the garage which is currently used as a utility and storage room, breakfast kitchen with integrated appliances. To the first floor there are three bedroom with bedrooms one and two having built in wardrobes, the bathroom has a white three piece suit with shower over the bath, externally the property has enclosed rear garden with side gated access to the front driveway providing off road parking, the property offers easy access to Cannock Chase, Hednesford Town Centre and train station, good school catchment and viewing is advised.



#### **Draft Details**

Awaiting Vendors Approval

#### **Entrance**

Door to the front, laminate flooring, ceiling light point and internal door opening into the through lounge diner.

#### **Lounge Diner**

23'4" x 10'6"

Double glazed bow window facing the front, wall mounted radiators, feature fire surround housing coal effect gas fire, stairs rising to the first floor, double glazed double doors to the rear opening onto the rear garden, doors to the utility/storage room and breakfast kitchen.

#### **Breakfast Kitchen**

9'1" x 7'9"

Double glazed window and door to the rear, having a range of wall, floor and draw units with roll top work surfaces over and incorporating a one and a half bowl sink and drainer, integrated oven, hob with extractor hood over and having space for fridge freezer, wall mounted radiator and ceiling light point.



#### **Landing**

Loft access, airing cupboard, ceiling light point and doors to:

#### **Bedroom One**

11'7" x 10'0"

Double glazed window facing the front elevation, wall mounted radiator, built in wardrobes and ceiling light point.

#### **Bedroom Two**

10'1" x 8'8"

Double glazed window facing the rear elevation, wall mounted radiator, built in wardrobes and ceiling light point.

#### **Bedroom Three**

8'6" x 7'11"

Double glazed window facing the front elevation, wall mounted radiator and ceiling light point.

#### **Family Bathroom**

7'3" x 6'5"

Double glazed obscure window facing the rear elevation, panel bath with shower over, pedestal hand wash basin, low level WC, part tiled walls, wall mounted radiator and ceiling light point.

#### **Utility and Storage Room**

This is the original garage and could easily be turned back into a garage, at present this is used as a storage/utility room and has space and plumbing for washing machine and tumble dryer with ceiling light point.

#### **Externally**

The property has enclosed rear garden with patio seating area, lawn and gated side access to the front driveway providing off road parking.

#### **Free Valuation**

CALL 01543 468846 FREE VALUATIONS  
NO SALE NO FEE

#### **Sales Details**

Viewing - Strictly by prior appointment through WEBBS ESTATE AGENTS.  
General Information: Whilst every care has been taken in the preparation of these particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible, however slight discrepancies may inadvertently occur.



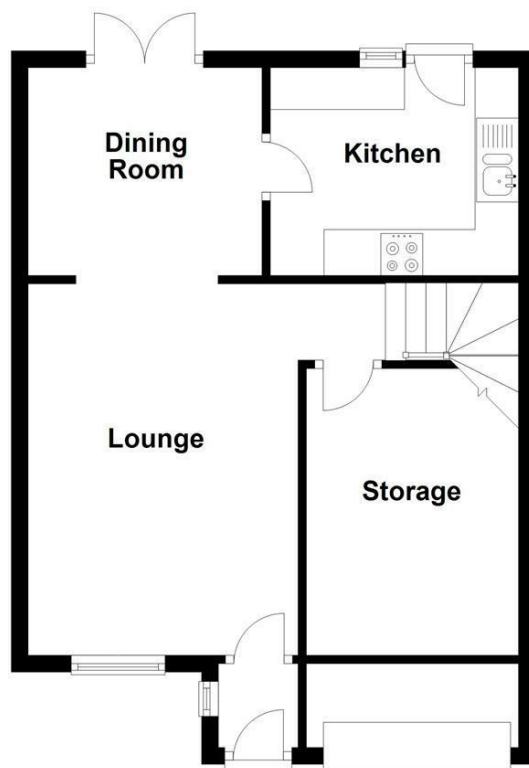
Purchasers are advised to check all measurements critical to their requirements.





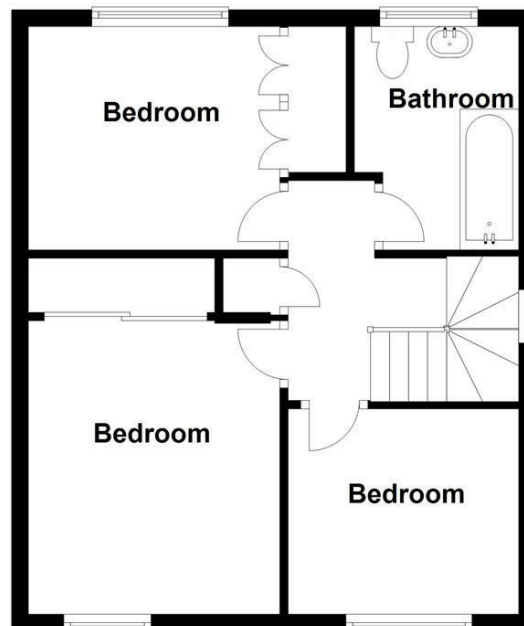
## 14 Rydal Close

Approx. 43.9 sq. metres (472.0 sq. feet)



## First Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 84.3 sq. metres (907.0 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).



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