



Webbs
Exclusive Homes

Stephenson Way, Hednesford, Cannock, WS12 4AD
Offers In The Region Of £215,000

****THREE BEDROOM DETACHED ** SOUGHT AFTER LOCATION ** ENVIABLE KITCHEN DINER ** GUEST WC ** LOUNGE WITH DOORS OPENING ONTO THE REAR GARDEN ** EN-SUITE TO MASTER ** DETACHED SINGLE GARAGE ** ENCLOSED REAR GARDEN ** CLOSE TO HEDNESFORD TOWN CENTRE AND TRAIN STATION ** VIEWING ESSENTIAL ****

WEBBS ESTATE AGENTS are pleased to offer for sale a spacious modern style three bedroom detached property in the sought after location of Hednesford giving easy access to the shops and local amenities the train station offers direct routes into Birmingham and London Euston in brief having entrance hallway, guest WC, spacious open plan kitchen diner, lounge with double doors opening out onto the rear garden. To the first floor there are three good sized bedrooms with the master having built in wardrobes and en-suite shower room, the family bathroom completes the first floor, externally the property has enclosed rear garden mainly laid to lawn and parking is provided by driveway and garage, early viewing advised to avoid disappointment.



Draft Details

Awaiting Vendors Approval

Entrance Hallway

Double glazed composite door to the front elevation, laminate flooring, wall mounted radiator, stairs rising to the first floor and doors to:

Guest WC

Obscure double glazed window facing the front elevation, wall mounted radiator, low level WC, wall mounted hand wash basin, tiled flooring and ceiling light point.

Lounge

17'5" x 10'7"

Double glazed window facing the front elevation, wall mounted radiator, ceiling light points and double glazed doors to the side opening out onto the rear garden.

Open Plan Kitchen Dining Area

15'11" x 13'8"

Two double glazed windows face the side elevation, having a range of wall, floor and draw units with work surfaces over and incorporating sink and drainer with mixer tap, integrated oven, hob and

extractor hood and having space for further appliances, the dining space has ceiling light point and access door to the under stairs storage cupboard, double glazed door to the rear gives access to the drive and garage at the rear of the property.

Landing

Double glazed obscure window facing the rear elevation, loft access, ceiling light point and doors to:

Bedroom One

12'5" x 8'10" (to wardrobe front)

Double glazed window facing the front elevation, wall mounted radiator, fitted wardrobes, ceiling light point and door to the en-suite shower room.

En-Suite Shower Room

Obscure double glazed window facing the front elevation, single shower, low level WC, pedestal hand wash basin, tiled wet area and ceiling light point.

Bedroom Two

11'4" x 10'6"

Having dual aspect double glazed windows facing the front and side elevation, wall mounted radiator, ceiling light point and built in storage cupboard.

Bedroom Three

8'1" x 7'2"

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

Family Bathroom

Obscure double glazed window facing the side elevation, panel bath with mixer tap shower over, pedestal hand wash basin, low level WC, tiled wet area, wall mounted radiator, extractor fan and ceiling light point.

Single Garage

Having a detached single garage with up and over door, power points and lighting and side access door opening onto the garden.

Externally

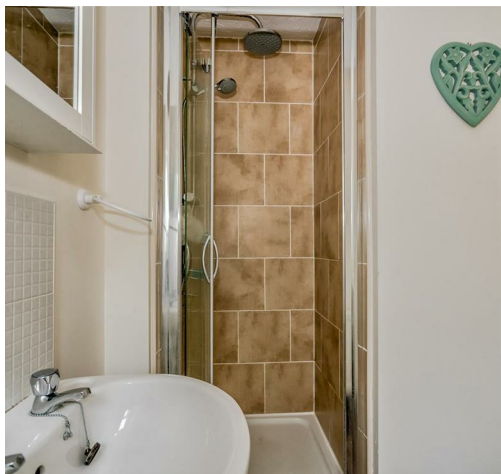
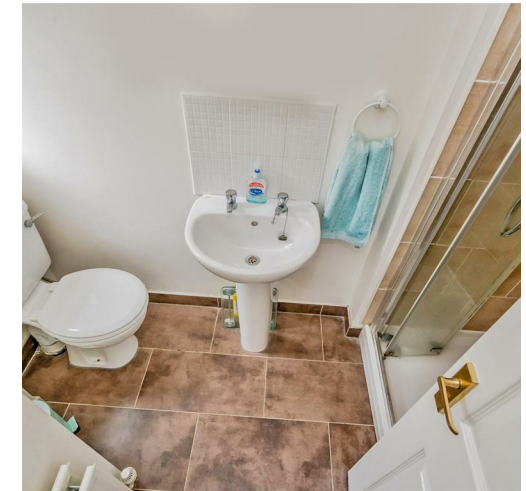
The property has enclosed rear garden mainly laid to lawn with paved patio seating area, access into the garage and side gate opening onto the driveway.

Free Valuation

CALL 01543 468846 FREE VALUATIONS
NO SALE NO FEE

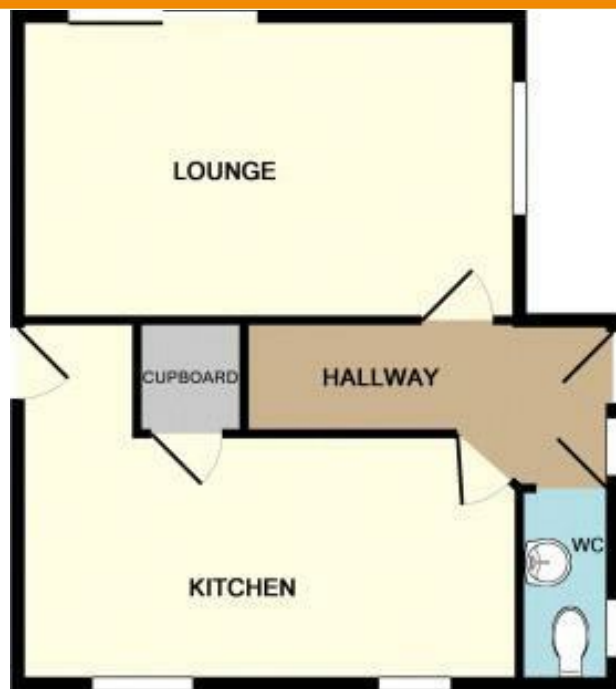
Sales Details





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.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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