



Webbs
Exclusive Homes

Heath Street, Hednesford, Cannock, WS12 4BW

Offers In The Region Of £225,000

**** INDIVIDUALLY DESIGNED MODERN DETACHED PROPERTY ** FOUR BEDROOMS ** MASTER HAVING EN-SUITE SHOWER ROOM ** LOUNGE WITH FRENCH DOORS TO THE REAR GARDEN ** STUDY ** KITCHEN DINER ** FAMILY BATHROOM AND GUEST WC ** LARGE REAR GARDEN ** CAR PORT AND GARAGE ** CLOSE TO HEDNESFORD TOWN CENTRE AND TRAIN STATION ** NETWORK CABLING TV SOCKETS AND SPEAKER SYSTEM THROUGHOUT ** VIEWING RECOMMENDED ****

WEBBS ESTATE AGENTS are pleased to offer for sale a modern individually designed detached property being 7 years old and having 3 years left on its NHBC warranty, the property benefits from network cabling, speaker system, mains powered smoke alarms and TV points throughout in brief having entrance hallway with oak flooring, lounge with double glazed French windows facing opening onto the rear garden, guest WC, study and modern well equipped kitchen diner. To the first floor there are four bedrooms three doubles and a spacious single with the master having en-suite shower room, a further family bathroom completes the first floor, externally the property has large rear garden, parking is provided by car port and garage, viewing is absolutely essential to appreciate the accommodation on offer.



Draft Details

Awaiting Vendors Approval

Entrance Hallway

Composite door to the front, oak flooring, wall mounted radiator, stairs rising to the first floor and doors to:

Breakfast Kitchen

13'0" x 8'10"

Two double glazed windows facing the front elevation, having a range of wall, floor and draw units with work surfaces over and incorporating sink and drainer with mixer tap, integrated appliances include double oven, gas hob with extractor hood over, washer dryer, and having space for further appliances, the property has tiled flooring, wall mounted radiator.

Lounge

14'6" x 11'9"

Double glazed windows and French doors to the rear elevation, oak flooring, feature fire place housing gas fire and wall mounted radiator.

Study

6'10" x 6'10"

Double glazed window facing the rear

elevation, oak flooring, wall mounted radiator, storage cupboard.

Gallery Landing

The gallery landing has airing cupboard housing gas boiler, loft access with ladder and doors to:

Bedroom One

14'6" x 11'9"

Double glazed window facing the rear overlooking the garden, built in wardrobes, wall mounted radiator.

En-Suite Shower Room

7'0" x 4'11"

Fully tiled shower enclosure, vanity unit with inset sink and concealed cistern WC, ladder style wall mounted radiator.

Bedroom Two

15'7" x 9'0"

Double glazed window facing the front elevation, wall mounted radiator, built in wardrobes.

Bedroom Three

9'9" x 8'8"

Double glazed window facing the front elevation, wall mounted radiator.

Bedroom Four

8'8" x 6'8"

Currently used as a study and having double glazed window facing the front elevation, wall mounted radiator.

Bathroom

6'7" x 6'6"

Double glazed window facing the side elevation, having panel bath with shower over, vanity unit with inset sink and concealed cistern WC, part tiled walls and flooring, ladder style wall mounted radiator, shaving point.

Garage

17'8" x 8'6"

Having up and over door, power and lighting, side door, loft storage.

Externally

The property has large enclosed rear garden with lawn, vegetable beds, patio seating area, with mature borders and trees, parking is provided by carport and garage.

Free Valuation

CALL 01543 468846 FREE VALUATIONS
NO SALE NO FEE

Sales Details



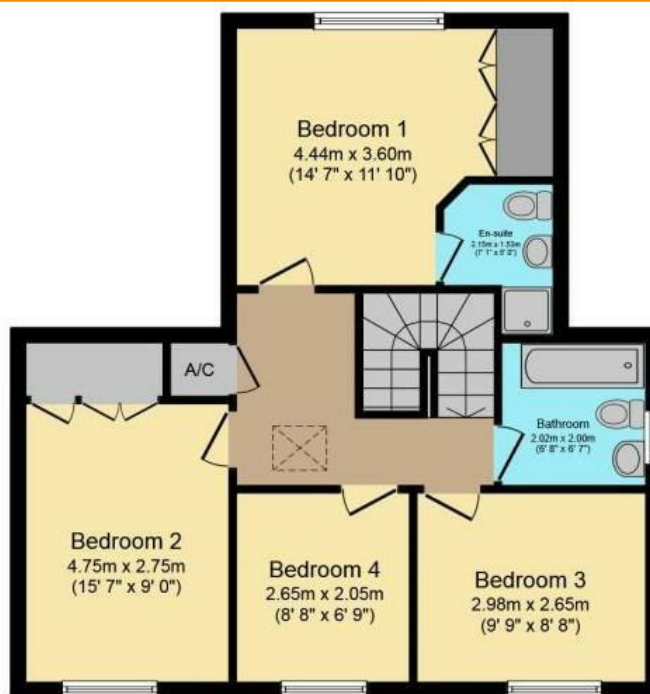


Viewing - Strictly by prior appointment through WEBBS ESTATE AGENTS. General Information: Whilst every care has been taken in the preparation of these particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements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






Ground Floor



First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	78
(69-80) C		
(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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