

Keys Close

Hednesford, Cannock, WS12 2GX



An exciting opportunity to purchase this spacious family home that offers four bedrooms, two reception rooms, a conservatory, double garage and much more!

£300,000



John German 

This well positioned detached family home is situated within a popular residential location in the historic market town of Hednesford that offers a wide range of amenities including supermarkets, restaurants, pubs and cafes. In addition to this the neighbouring town of Cannock will soon be home to the new McArthur Glen Designer Outlet Village due to open in early 2021. Cannock Chase, an area of outstanding natural beauty, is only a short drive away. For commuters there are train stations in both Hednesford and Cannock, and road links via the A460, A5 and M6 Toll road. For families a choice of good local schools is essential, this property falls in the catchment area of Five Ways Primary School less than a mile away, and Norton Canes High School in the nearby town of Norton Canes.

Accommodation

Main door opens into the entrance hall that has doors off to the ground floor including the guest WC with a two piece suite.

On your right is a good sized lounge that has a bay window overlooking the front, gas fire with wooden surround and double doors opening into the dining room offering space for a table and six chairs. A door opens to the kitchen and a set of uPVC double glazed doors open into the conservatory that has a wall heater, tiled floor and double doors opening to the garden.

Adjacent to the dining room, the spacious kitchen has a range of base and wall units, sink with drainer and mixer tap, integrated appliances comprising Smeg cooker, Smeg gas hob, Hygena dishwasher plus space and plumbing for a washing machine. A window overlooks the rear garden and doors lead to the rear and back to the hall.

On the first floor are four spacious bedrooms served by the family bathroom that has a three-piece suite and window to the side.

The master bedroom has a double built-in wardrobe and its own en suite shower room fitted with a three-piece suite. Bedrooms two and three overlook the rear and are both double sized rooms and the front facing bedroom four has a fitted wardrobe and is an ideal single bedroom or home office/study.

Outside

To the front is a lawned garden and adjacent block paved driveway leading to the double garage with an electric roller entrance door, access to an understairs cupboard and door out to the rear.

To the rear is an enclosed fenced garden with a paved patio area and good-sized lawn with planted display borders.

Note: A new boiler was installed in 2018 with a 7 year warranty. It was last serviced in February 2020.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

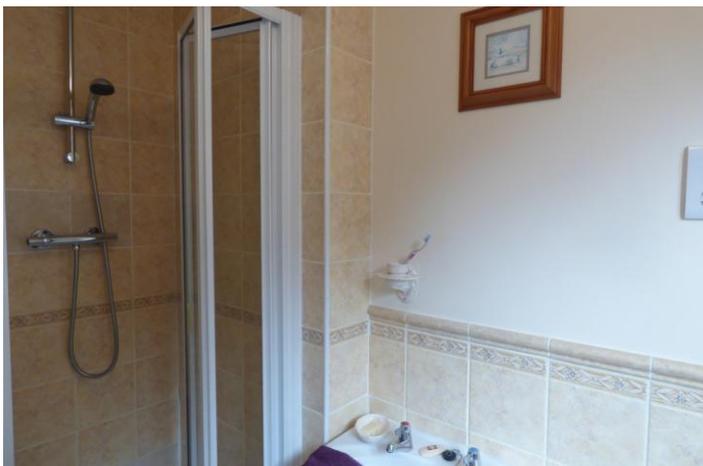
Useful Websites: www.environment-agency.co.uk
www.cannockchasedc.gov.uk

Our Ref: JGA/08102020

Local Authority/Tax Band: Cannock Chase District Council / Tax Band E







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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