



**Offers Over £215,000**



TENURE: Freehold



EPC RATING: B



COUNCIL TAX BAND: B

## Hednesford Cannock

Pit Pony Way Hednesford  
Cannock Staffordshire



***Calling all first-time buyers and downsizers! Introducing this charming three-bedroom townhouse located in the highly desirable village of Hednesford, near Cannock Chase.***

This well-presented property offers a perfect blend of comfort and convenience. Internally, the ground floor comprises an entrance hall, a modern kitchen, and a spacious living room. The first floor features two well-proportioned bedrooms and a family bathroom, while the second floor boasts a master bedroom, providing a private and tranquil retreat. Externally, the property benefits from a driveway with off-road parking for two vehicles and a low-maintenance private rear garden, perfect for relaxing or entertaining. Homes like this are highly sought after and do not stay on the market for long. Call us today to arrange your viewing appointment and avoid disappointment!

- Three Bedroom Modern Town House
- Living Room & Contemporary Kitchen
- Three Bedrooms & Family Bathroom
- Off Road Parking & Private Rear Garden
- Located Near Local Shops & Cannock Chase
- Ideal For First Time Buyers

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)





## Entrance Hallway

Accessed through a double glazed composite entrance door to the front elevation, and having stairs off, rising to the first floor landing & accommodation. There is also tiled flooring, and a radiator.

## Kitchen 9' 7" x 8' 11" (2.93m x 2.72m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over, and incorporating an inset stainless steel 1.5 bowl sink/drainage with chrome mixer tap over, and a range of built-in appliances including; oven/grill, 4-ring gas hob with extractor hood over, and an integrated dishwasher. The kitchen also benefits from tiled splashbacks, wood effect flooring, and a double glazed window to the front elevation. The kitchen also houses a wall mounted gas central heating boiler concealed within a cupboard.

## Living Room 12' 2" x 12' 2" (3.71m x 3.72m)

Having a utility cupboard, space for plumbed appliances, wood laminate flooring, a radiator, and a double glazed double door to the rear elevation.



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## First Floor Landing

Having stairs rising to the second floor landing & accommodation, and access to two bedrooms & bathroom.

### Bedroom Two 7' 11" x 12' 0" (2.41m x 3.67m)

A double bedroom, having a double glazed window to the rear elevation & radiator.

### Bedroom Three 7' 8" x 12' 1" (2.33m x 3.69m) maximum measurement(s)

A third double bedroom featuring two double glazed windows to the front elevation & radiator.

### Bathroom 6' 0" x 5' 6" (1.83m x 1.68m)

Fitted with a white suite comprising of a panelled bath with chrome mixer tap, shower screen, and shower over, a pedestal wash basin with chrome mixer tap, and a low-level WC. The bathroom also benefits from having part-tiled walls, wood effect laminate flooring, and a radiator.

## Second Floor Landing

Having a built-in cupboard, and access to bedroom one.

### Bedroom One 16' 3" x 8' 10" (4.95m x 2.68m) (restricted head height)

A spacious double bedroom, having over stairs storage, access to the loft space, wood laminate flooring, two radiators, and double glazed skylight windows to both the front & rear elevations.

## Outside Front

The property is approached over an asphalt driveway providing access to the front entrance door, and off-street vehicle parking. There is a paved pathway also leading to the entrance door.

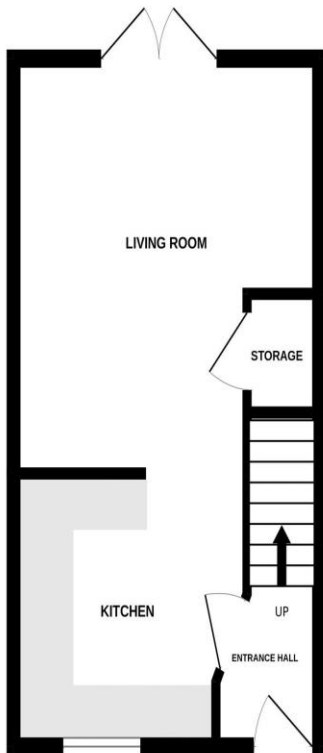
## Outside Rear

An enclosed rear garden featuring an outdoor paved seating area leading onto a low-maintenance turfed garden area. There is a pedestrian access gate, and the garden is enclosed by panelled fencing.

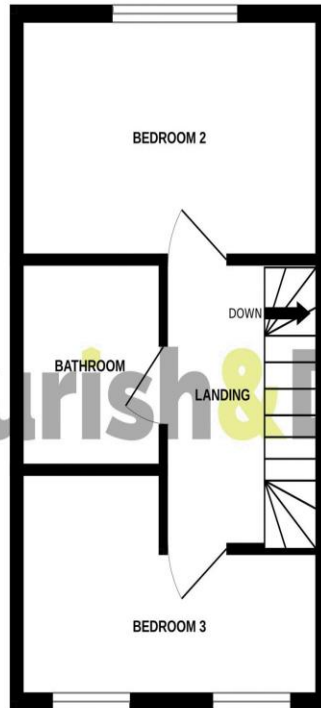




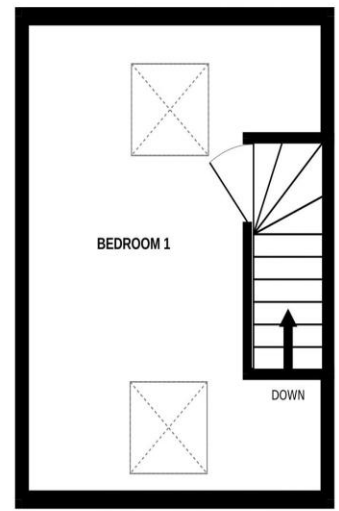
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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	
Energy efficient - lower running costs	Current Potential
(92-100) <b>A</b>	97
(81-91) <b>B</b>	84
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
England & Wales EU Directive 2002/91/EC	
www.epcrea.com	



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