



£350,000



TENURE: Freehold



EPC RATING: D



COUNCIL TAX BAND: D

## Hednesford Cannock

Meadway Close Hednesford  
Cannock Staffordshire

*Just like the Meadway family, renowned for having a seat as Lords Of The Manor! You'll feel just the same with this superb, detached residence. Occupying an enviable corner plot in this prominent position, in a sought after and convenient location. With an array of amenities close to hand, including a market town and high street, supermarkets, train station, great commuting links, popular schooling and easy access to the notorious area of outstanding natural beauty, known as Cannock Chase.*

This well presented and improved detached house is ideal for the family purchaser, having four bedrooms with a refitted en-suite to the master, further refitted family bathroom and a spacious gallery landing to the first floor. While the ground floor is complimented by an inviting entrance hall and refitted guest W/C, spacious living room with a feature walk in bay window, separate dining room, conservatory, restyled kitchen and a matching utility. Externally is a private well manicured rear garden, double width driveway which provides access to the garage. Call today!



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- Envious Corner Plot & Private Garden
- Family Orientated Detached Residence
- Four Bedrooms & An En-Suite
- Kitchen, Utility, Guest W/C
- Living Room, Dining Room & Conservatory
- Convenient Location Being Sought After

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

01785 715555

hellopenkridge@dourishandday.co.uk



### Canopy Porch

Having a double glazed entrance door to:

### Inviting Entrance Hall

A spacious entrance hall having ceiling coving and a radiator, stairs to first floor, internal French doors to the living room and door to:

### Guest W/C

Being refitted comprising of a contemporary white suite having a low level flush W/C, wall mounted wash hand basin with chrome taps and tiled splashbacks, chrome tile radiator, laminate flooring and double glazed window to the front elevation.

### Living Room 17' 1" x 10' 8" (5.20m x 3.26m)

A spacious living room with an inset gas living flame fire set in a feature inglenook fireplace having two double glazed windows to side recesses, laminate flooring, ceiling coving, radiator and double glazed walk in bay window to the front elevation and an open plan archway to:

### Dining Room 10' 2" x 9' 1" (3.11m x 2.76m)

Having laminate flooring, ceiling coving, a radiator, internal door to kitchen and double glazed sliding patio doors to rear conservatory.

### Conservatory 11' 7" x 10' 2" (3.53m x 3.09m)

With a ceiling fan and light, tiled flooring, double glazed windows and French doors overlooking the private rear garden.



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## Re-Styled Kitchen 10' 2" x 8' 9" (3.09m x 2.67m)

Being re-styled with a range of base and eye level units, fitted work surfaces incorporating a one and a half bowl sink unit having chrome mixer tap and tiled splashbacks. Space for a cooker with stainless steel hood over, integrated fridge, door to useful under stairs storage cupboard, radiator, tiled flooring, internal doors to the hallway and utility and double glazed window to the rear elevation.



## Matching Utility 9' 10" x 8' 11" (2.99m x 2.73m)

With a range of base and eye level units, fitted work surfaces incorporating a sink unit having a chrome mixer tap and tiled splashbacks. Space for a fridge freezer, washing machine and condensing dryer, built in breakfast bar, tiled flooring, a radiator, internal door to garage and double glaze window and door to the rear garden.

## First Floor Galleried Landing

A spacious galleried landing with door to storage cupboard, ceiling spotlights and loft access hatch, ceiling coving and internal doors to:

## Bedroom One 15' 11" x 10' 10" (4.85m x 3.31m)

Having ceiling coving, laminate flooring, built in wardrobes with sliding mirror fronts, a radiator, double glazed walk in bay window to front elevation and internal door to:

## En-suite 5' 4" x 5' 1" (1.63m x 1.54m)

Being re-fitted having a tiled walk in shower cubicle and screen, low level flush W/C, pedestal wash hand basin with a chrome mixer tap, chrome towel radiator, ceiling coving, part tiled walls, laminate flooring and double glazed window to the side elevation.

## Bedroom Two 15' 9" x 7' 8" (4.79m x 2.34m)

With ceiling coving, a radiator and double glazed window to the rear elevation.



## Bedroom Three 12' 1" x 9' 1" max (3.69m x 2.78m max, 2.47m min)

Having built in wardrobes with sliding mirror front, ceiling coving, a radiator and double glazed window to the front elevation.

## Bedroom Four 10' 10" x 10' 4" max (3.30m x 3.16m max, 1.92m min)

With ceiling coving, a radiator and double glazed window to the rear elevation.

## Re-Fitted Bathroom 7' 8" x 7' 0" (2.33m x 2.14m)

A smart re-fitted bathroom comprising of a white suite having a P-shaped panelled bath with shower over and screen to side, low level flush W/C, pedestal wash hand basin with chrome mixer tap, tiled walls and tiled flooring, ceiling coving, chrome towel radiator and double glazed window to the rear elevation.



## Outside - Front

Occupying an enviable and prominent corner plot with well manicured lawn area, flower beds, plants and shrubs and a double width driveway providing access to:

## Garage 20' 5" x 8' 3" (6.23m x 2.51m)

Having an up and over door to front and internal door to utility.

## Outside - Rear

A well manicured and private rear garden comprising mostly of lawn area with flower beds, plants and shrubs, timber decked seating area and space for a storage shed.

## ID Checks

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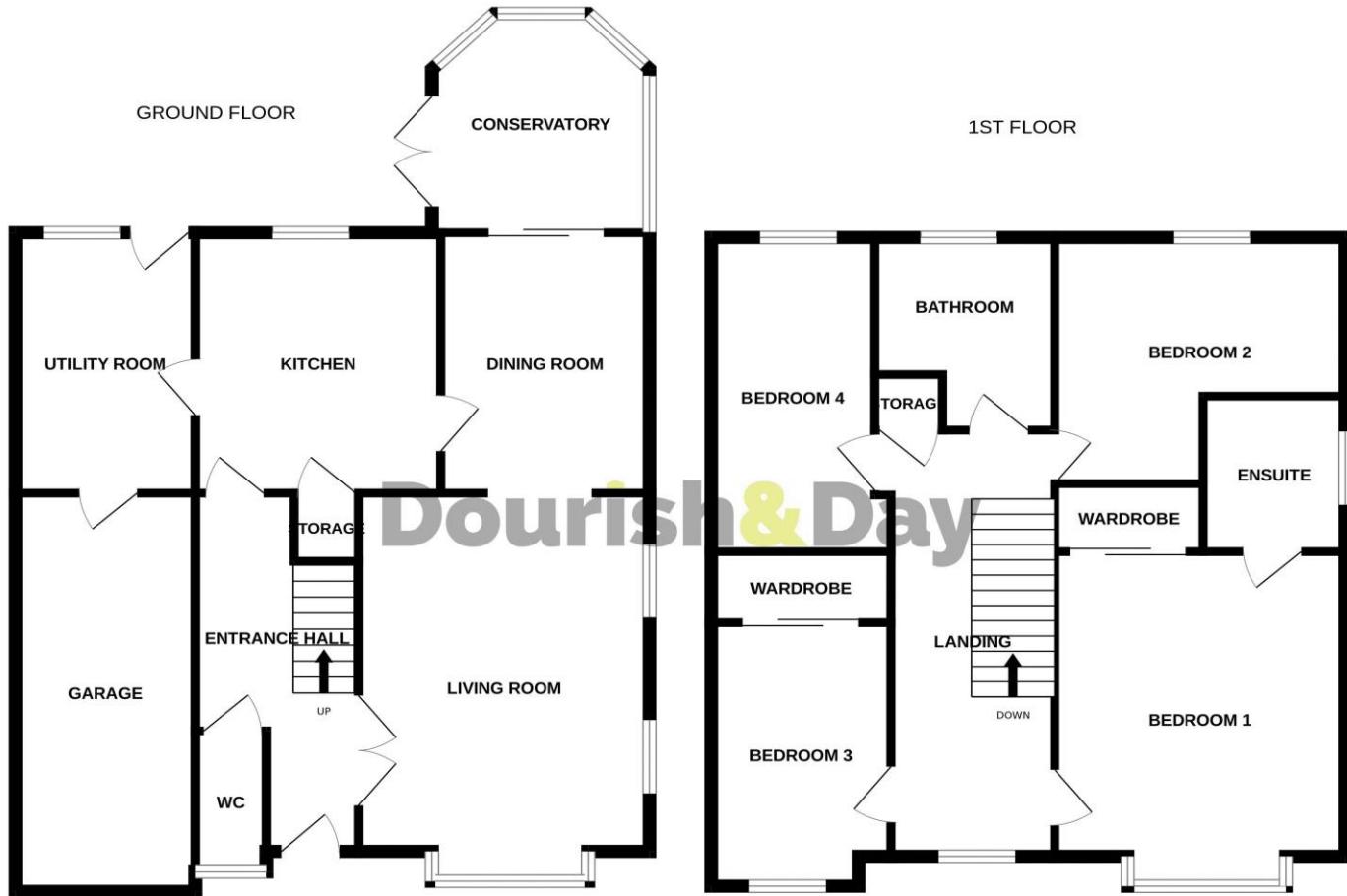


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