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# Broadway, Hednesford, Cannock

**£180,000**

## Features

- AVAILABLE WITH NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS/ INVESTORS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- MASTER BEDROOM WITH EN SUITE
- PLENTIFUL OFF ROAD PARKING

## Contact Us

### **Chase Owl Estates**

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## Full Description

### Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator and stairs leading to First Floor Landing.

### Lounge 3.96m x 3.43m (13'0" x 11'3")

Having ceiling light point, radiator, coving and upvc double glazed window to front aspect. Door leading through to Dining Room.

### Dining Room 5.08m x 3.28m (16'8" x 10'9")

Having ceiling light point, radiator, useful storage cupboard and upvc double glazed window to side aspect. Door to Downstairs Bathroom and double doors to Kitted Kitchen.

### Fitted Kitchen 3.68m x 2.90m (12'1" x 9'6")

Being fitted with a range of gloss cream wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in electric oven, gas hob with extractor hood over, integrated dishwasher and space with plumbing for washing machine. Wall mounted combination boiler, ceiling light point, tiled flooring and upvc double glazed window to side aspect. French upvc double glazed doors to Rear Garden.

### Downstairs Bathroom

Comprising paneled bath with shower over and screen, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator and upvc double glazed window to rear aspect.

### First Floor Landing

Approached from stairs in Hallway and having loft access, ceiling light point and upvc double glazed window to side aspect.

### Master Bedroom 4.01m x 3.43m (13'2" x 11'3")

Having ceiling light point, radiator and upvc double glazed window to front aspect. Door to En Suite.

### Refitted En Suite Shower Room

Comprising corner walk in shower cubicle, vanity hand wash basin and w.c. Inset ceiling lights, radiator, part tiling to walls and flooring and extractor fan.

### Bedroom Two 3.05m x 2.46m (10'0" x 8'1")

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bedroom Three 2.44m x 2.34m (8'0" x 7'8")

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

### Outside

The front of the property having off road parking for several vehicles. A shared access leading to pedestrian gate into the enclosed rear garden which has paved patio, lawn and shed.

### Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

#### Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

#### Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

# Property Photos

## Property Location

