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# Cotswold Road, Hednesford, Cannock

**£200,000**

## Features

- IDEAL FOR FIRST TIME BUYERS
- CLOSE TO LOCAL AMENITIES
- WALKING DISTANCE TO CANNOCK CHASE
- GOOD SIZED PROPERTY THROUGHOUT

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
Staffordshire  
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## Full Description

### Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator, laminate flooring and useful storage cupboard. Stairs leading to First Floor Landing.

### Lounge / Dining Room 7.04m x 3.33m (23'1" x 10'11")

Having two ceiling light points, radiators, coving and upvc double glazed windows to front and rear aspects.

### Fitted Kitchen 3.30m x 2.39m (10'10" x 7'10")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with drainer and tile splash. Electric cooker, space for appliances, ceiling light point, tiled flooring and upvc double glazed window to rear aspect. Composite door to Utility Room.

### Utility Room 5.18m x 3.68m (17'0" x 12'1")

Having a range of base mounted units with work surface over, with appliance spaces below. Two ceiling light points, tiled flooring, radiator and upvc double glazed window to rear aspect. Door to Rear Garden, access to Garage and a useful storage cupboard housing combination boiler.

### First Floor Landing

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

### Bedroom One 3.86m x 3.35m (12'8" x 11'0")

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

### Bedroom Two 3.07m x 3.00m (10'1" x 9'10")

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

### Bedroom Three 2.49m x 2.44m (8'2" x 8'0")

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

### Bathroom

Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Inset ceiling lights, part tiling to walls, radiator, coving and two upvc double glazed windows to rear aspect.

### Outside

The front of the property having a good sized driveway providing parking for several vehicles and in turn leading to Garage with up and over door with power and access door to Utility Room. The enclosed rear garden is mainly laid to lawn with paved patio.

### 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

