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# Greenwood Park, Hednesford, Cannock

£230,000



## Features

- QUIET CUL DE SAC LOCATION ON A SOUGHT AFTER DEVELOPMENT
- PERFECT PROPERTY FOR FIRST TIME BUYERS
- A STONES THROW FROM CANNOCK CHASE AND LOCAL AMENITIES
- PRIVATE GARDEN TO REAR AND OFF ROAD PARKING

## Contact Us

**Chase Owl Estates**  
10 Anson Street  
Rugeley  
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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 3.99m x 3.45m (13'1" x 11'4")

Having feature wall mounted electric fire with log insert. Ceiling light point, coving and upvc double glazed window to front aspect.

### Breakfast Kitchen 4.50m x 3.02m (14'9" x 9'11")

Being fitted with a range of gloss white wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven with hob and extractor hood over, space with plumbing for washing machine and integrated fridge/freezer. Two ceiling light points, radiator, useful larder cupboard, wall mounted combination boiler, extractor fan and upvc double glazed window to rear aspect. Upvc double glazed French doors to Rear Garden and further upvc door to side elevation.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access.

### Bedroom One 3.99m x 3.68m (13'1" x 12'1")

Having ceiling light point, radiator, built in wardrobe, further cupboard over the stairs and two upvc double glazed windows to front aspect.

### Bedroom Two 2.59m x 2.41m (8'6" x 7'11")

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

### Bedroom Three 2.51m x 1.80m (8'3" x 5'11")

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

### Bathroom

Comprising panelled bath with shower over and screen. w.c and vanity hand wash basin. Ceiling light point, extractor fan, heated towel rail, laminate flooring and upvc double glazed window to side aspect.

### Outside

The front of the property having a lawned fore garden with driveway for off road parking. A gate leading through to the enclosed rear garden and having paved patio with steps to lawn, gate leading to further lawn, shed and outside tap.

### 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







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Location

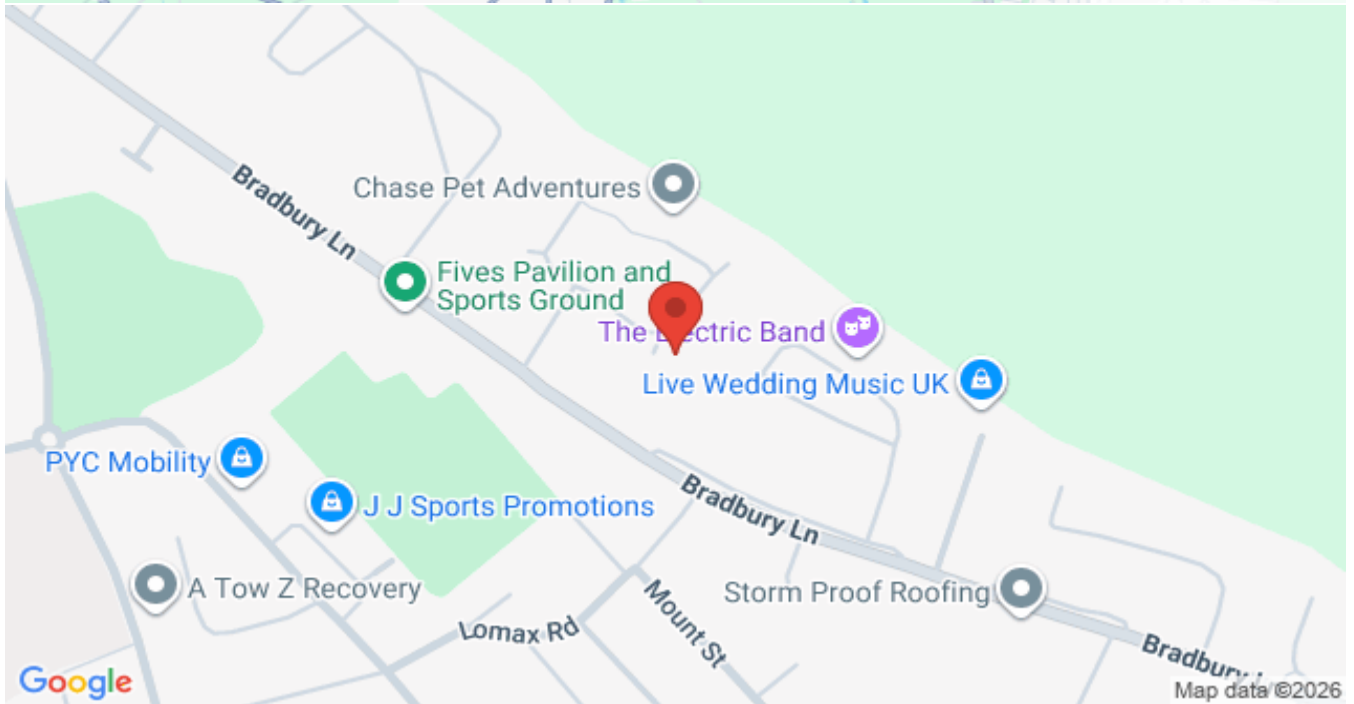


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