

Connells

Meadowbrook Close
Hednesford, Cannock

Meadowbrook Close
Hednesford, Cannock, WS12 4FD

for sale
£250,000







Ground Floor

Entrance Hallway

Having a double glazed front entrance door, radiator, ceiling light point, laminate flooring, stairs to first floor and doors to kitchen, lounge and guest WC

Lounge / Diner

Having double glazed French doors opening out to the rear garden, radiator, ceiling light point, enough space for dining furniture and carpeted flooring

Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and a half bowl sink/drainer, integrated dishwasher and oven with 4 point gas hob and extractor hood over, plumbing for the washing machine, space for appliances, tiled splash-backs, ceiling spotlights, laminate flooring and a double glazed window to the rear aspect

Guest W.C

Having a double glazed window to the front aspect, WC, wash hand basin, radiator, ceiling light point and laminate flooring

First Floor

Landing

Having carpeted flooring, ceiling light point and doors to bedrooms and bathroom

Bedroom 1

Having double glazed dual aspect windows to the front, radiator, ceiling light point and carpeted flooring

Bedroom 2

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

Bedroom 3

Having a double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring

Bathroom

Having a double glazed window to the side aspect, WC, wash hand basin, bath with shower over, part tiled walls, ceiling spotlights and laminate flooring

Outside

Front

Having a paved pathway to front entrance door, lawn area and side access to the rear garden

Rear

Having paved patio areas, artificial lawn area, raised borders with a variety of shrubs and side access to the front

Parking

Having two allocated parking spaces

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







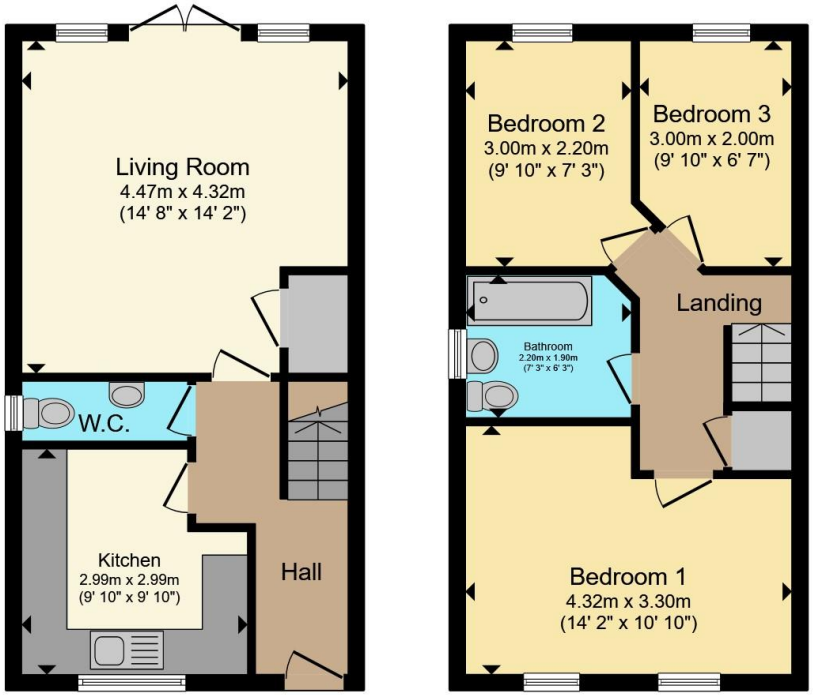












Total floor area 72.6 m² (781 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: C

Council Tax Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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