



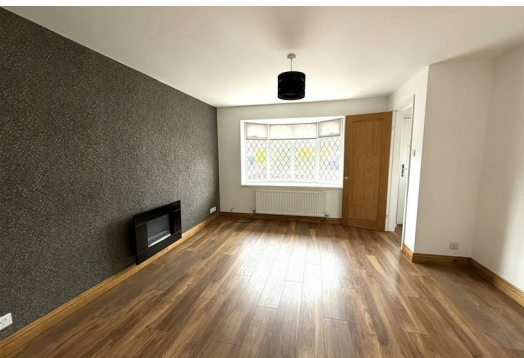
31 Greenwood Park

Hednesford, Cannock, WS12 4DQ

£285,000



Chase Owl are pleased to market this well presented three bedroom detached home. Situated on a corner plot, being suitable for extending (subject to planning) and offered with NO UPWARD CHAIN. Having Entrance Hallway, Lounge, Breakfast Kitchen to Conservatory. First Floor Landing to Master Bedroom with En Suite Shower Room, Two further Bedrooms and Bathroom. Detached Garage with Driveway providing plentiful Parking and Enclosed Garden to rear.



Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing.

Lounge 13'3" x 12'9" (4.04m x 3.89m)

Having wall mounted electric feature fire. Ceiling light point, radiator, laminate flooring and upvc double glazed bow window to front aspect. Door to Kitchen and Conservatory.

Breakfast Kitchen 16'2" x 11'2" (4.93m x 3.40m)

Kitchen Area; Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash back. Cooker point with extractor hood over, spaces for dishwasher and fridge/freezer. Useful larder cupboard, ceiling light point, tiled flooring, upvc double glazed window to rear aspect and door to side elevation.
Dining Area; Having ceiling light point, radiators, laminate flooring and open plan to Conservatory.

Conservatory 10'5" x 8'7" (3.18m x 2.62m)

Being constructed of brick base with upvc frame and having light point, radiator, laminate flooring and French doors to Rear Garden.

First Floor Landing

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

Master Bedroom 13'11" x 12'11" (4.24m x 3.94m)

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

En Suite Shower Room

Comprising walk in shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, heated towel rail, tiling to walls and flooring, useful stairs cupboard and upvc double glazed window to front aspect.

Bedroom Two 9'4" x 7'11" (2.84m x 2.41m)

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

Bedroom Three 8'1" x 6'8" (2.46m x 2.03m)

Having ceiling light point, radiator, laminate flooring, built in storage and upvc double glazed window to rear aspect.

Bathroom

Comprising panelled bath with shower over, pedestal hand wash basin and w.c. Ceiling light point, heated towel rail, tiling to walls and flooring and upvc double glazed window to front aspect

Outside

The front of the property having a good sized block paved driveway providing parking for several vehicles. In turn leading to DETACHED GARAGE with up and over door, with power, light, utility area with plumbing for washing machine and OUTSIDE W.C. The enclosed rear garden having paved patio, artificial lawn with gravel borders 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.

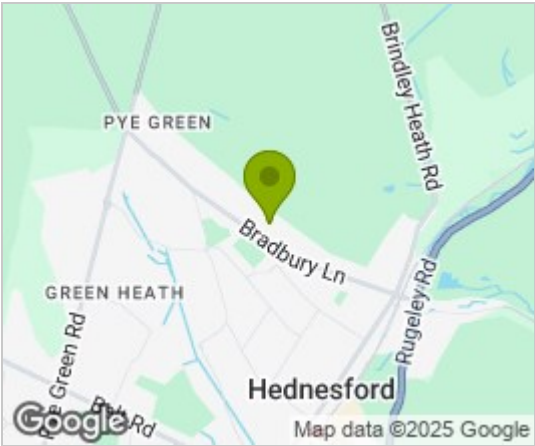
Fixtures and Fittings:

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.

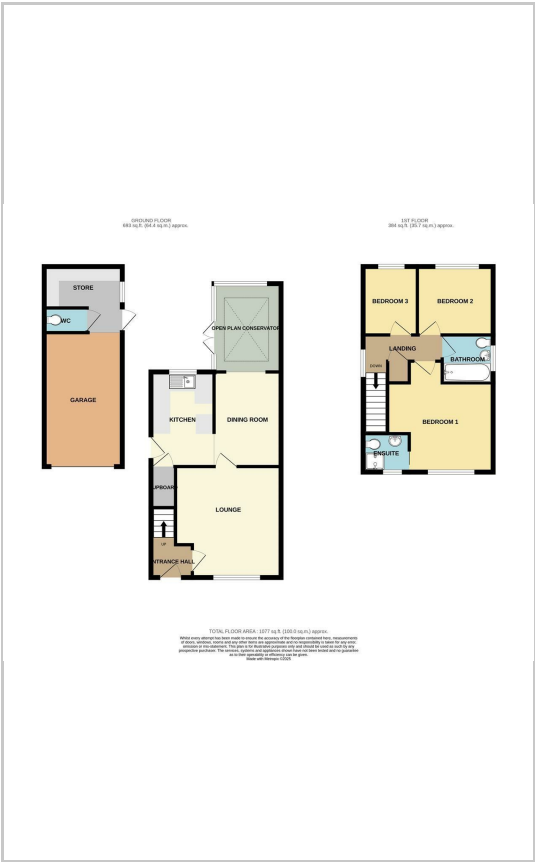
Money Laundering;

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

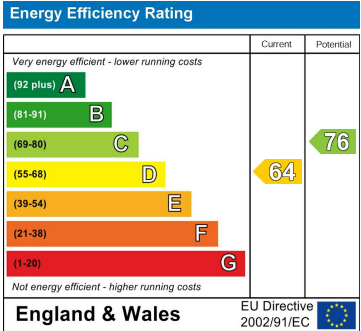
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

