



57 Greenwood Park

Hednesford, Cannock, WS12 4DQ

£230,000



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Entrance Hallway

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

Lounge

13'1" x 11'4" (3.99m x 3.45m)

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

Breakfast Kitchen

14'9" x 9'11" (4.50m x 3.02m)

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

13'1" x 12'1" (3.99m x 3.68m)

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

Bedroom Two

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

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

Bedroom Three

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

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.

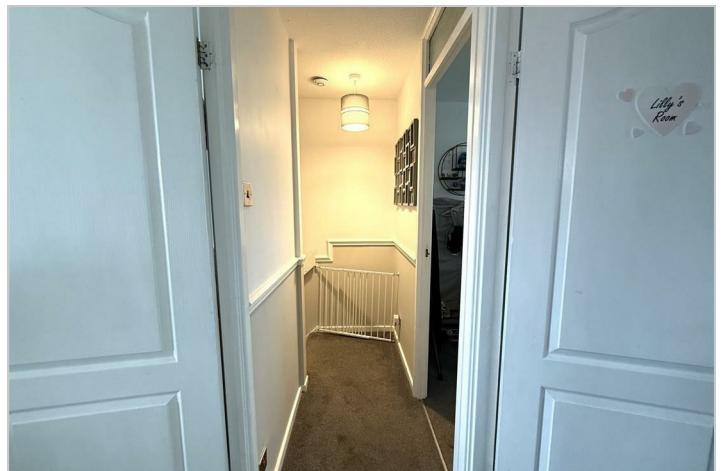
Fixtures and Fittings:

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

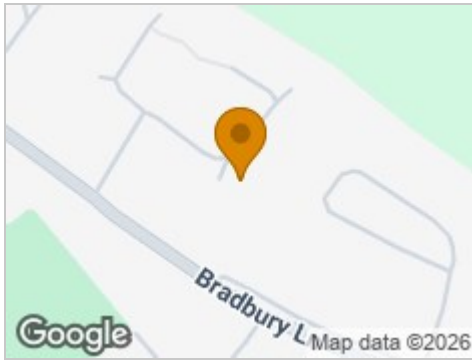
excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

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



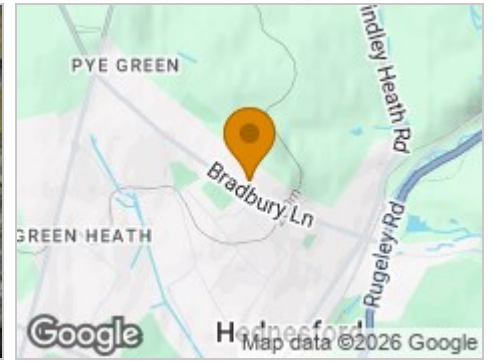
Road Map



Hybrid Map



Terrain Map



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 256 SQ.FT.
(23.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 256 SQ.FT.
(23.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 511 SQ.FT. (47.5 SQ.M.)

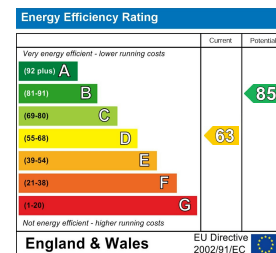
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.