

# 1 bedroom flat for sale, Herondale, Hednesford, Cannock WS12 (750 GBP)



Location **West Midlands, Staffordshire**  
<https://www.freedasz.co.uk/x-163768-z>

Lovett&Co. Estate Agents are pleased to offer for sale this one bedroom first floor apartment. An ideal opportunity for first time buyers or investors. Standout features of the property include: spacious lounge/diner, modern kitchen, double bedroom and allocated parking. The property is located in Hednesford just a few minutes from Cannock Chase, an area of outstanding natural beauty and is conveniently located for commuter access to Cannock & Rugeley town centres which offer a wide range of amenities, whilst also being within walking distance of Hednesford town centre. Commuter routes include the A34, A460, A5 & M6 Toll road, with local and national train routes also available from Cannock and Hednesford train stations. The property has one floor comprising; lounge/diner, kitchen, inner hall, bedroom and bathroom. Externally the property offers: allocated parking space with overspill parking to the front and side, front garden with pathway leading to ground level front entrance door. The property benefits from UPVC double glazing through out. **ENTRANCE STAIRWAY:**UPVC front entrance door, carpeted flooring, ceiling light point and door to lounge/diner. **LOUNGE/DINER:** - 9' 2" x 15' 1" (2.80m x 4.60m)Carpeted flooring, coving, TV & phone sockets, ceiling & wall light points, feature fireplace with fitted gas fire & Adams surround, door to bedroom & door to inner hall with access to kitchen and bathroom. **MODERN KITCHEN:** - 5' 7" x 13' 0" (1.70m x 3.96m)Range of matching wall and base units incorporating cupboards and drawers with complementary work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor fan, laminate flooring, ceiling light point, space and plumbing for washing machine, dishwasher & fridge/freezer and window to front. **DOUBLE BEDROOM:** - 12' 0" x 11' 2" (3.65m x 3.40m max)Carpeted flooring, wall mounted gas heater, ceiling light point and window to rear. **BATHROOM:** - 5' 7" x 5' 9" (1.71m x 1.76m)Suite comprising: bath with shower over, pedestal wash hand basin, W/C, wall tiling, ceiling light point, vinyl flooring and window to side. **EXTERNALLY:**The property is accessed to the rear by a pathway leading through the garden area comprising of patio ideal for entertaining and lawn. There is an allocated parking space with overspill parking for visitors to the front and side, adjacent to the property. **VIEWING:**Please contact us on if you would like to arrange a viewing appointment for this property or require further.

01543 526007

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