

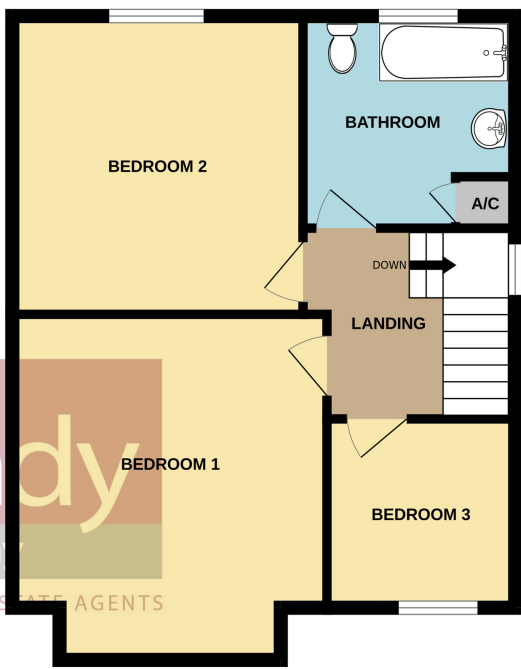
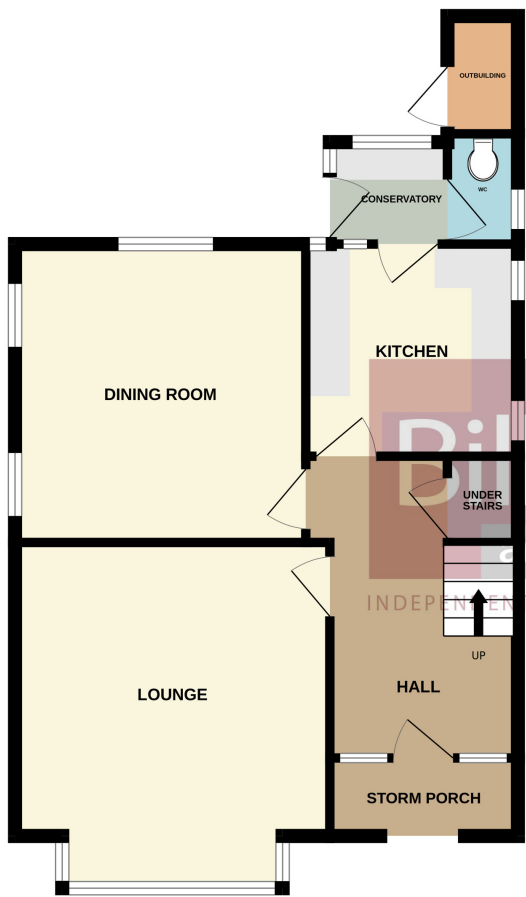


56 Uxbridge Street, Hednesford, Cannock, Staffordshire, WS12 1DB

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025

16 Cannock Road, WS7 0BJ
burntwood@billtandy.co.uk
Tel: 01543 670 055

www.billtandy.co.uk



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

56 Uxbridge Street, Hednesford,
Cannock, Staffordshire, WS12 1DB

£300,000 Freehold
OIRO - NO CHAIN

Requiring full modernisation throughout, this spacious property currently features a three-bedroom layout with an upstairs bathroom, and offers scope for significant extension to both the side and rear (subject to planning permission). The ground-floor accommodation includes a welcoming reception hall, two good sized reception rooms, a kitchen, and a rear conservatory with adjoining W.C. Set on a sizeable plot, the home enjoys gardens to both the front and rear, with generous driveway approached via gated vehicular access and running along the side of the property through to the rear. With ample scope for improvement, this is an excellent project for buyers wishing to create a substantial family home tailored to their own tastes and needs. NB - THERE IS NO GAS CURRENTLY CONNECTED TO THE PROPERTY.



OPEN ARCHED STORM PORCH

leading to the traditional wooden front door with stained glass insert and matching stained glass windows to each side leading through to:

RECEPTION HALL

having stairs to first floor, under stairs cupboard, ceiling light point, Economy 7 storage heater, traditional herringbone woodblock flooring and doors lead off to further accommodation.

LOUNGE

4.40m max into bay x 3.90m (14' 5" max into bay x 12' 10") having feature walk-in wood effect UPVC double glazed bay window to front, Art-Deco style traditional fireplace with tiled hearth and mantel with open chimney breast suitable for an open fire but currently housing an electric fire, traditional high ceiling and picture rail.

DINING ROOM

3.70m x 3.70m (12' 2" x 12' 2") having UPVC double glazed window overlooking the rear garden, traditional open fireplace with tiled hearth and wooden mantel UPVC double glazed window to each side, ceiling light point, Economy 7 storage heater, traditional high ceiling and picture rail.

KITCHEN

2.70m x 2.70m (8' 10" x 8' 10") having tiled floor and tiled walls, UPVC opaque double glazed windows to side, window to rear, traditional wooden base cupboards with roll top work surface above, matching wall mounted cupboards, inset sink and drainer with mixer tap, free-standing electric cooker, space for white goods, ceiling light point and traditional wooden door to:

UPVC DOUBLE GLAZED CONSERVATORY

1.50m x 1.30m (4' 11" x 4' 3") having half height brick wall, polycarbonate roof, UPVC double glazed door out to the rear garden and further door to:



W.C.

having a UPVC opaque double glazed window to side and W.C.

FIRST FLOOR LANDING

approached via a staircase with traditional wooden framed stained glass window to side and having ceiling light point and doors to further accommodation.

BEDROOM ONE

4.50m max into bay x 3.90m (14' 9" max into bay x 12' 10") having a feature walk-in UPVC double glazed bay window, ceiling light point, Economy 7 storage heater, picture rail and Art-Deco style tiled open fireplace with tiled hearth and mantel.

BEDROOM TWO

3.70m x 3.70m (12' 2" x 12' 2") having UPVC double glazed window to rear, ceiling light point, Economy 7 storage heater, picture rail and Art-Deco style open fireplace with tiled hearth and mantel.

BEDROOM THREE

2.20m x 2.10m (7' 3" x 6' 11") having UPVC double glazed window to front, ceiling light point and electric heater.



BATHROOM

2.70m x 2.70m (8' 10" x 8' 10") having tiling to walls, suite comprising low level W.C., pedestal wash hand basin and panelled bath, UPVC opaque double glazed window to rear, ceiling light point, Economy 7 storage heater, cupboard housing the hot water tank and small loft access hatch.

OUTSIDE

The property is set well back from the road, well screened from the road behind mature hedges and has a large frontage having a gated Crete print driveway suitable for multiple vehicles with a separate pedestrian entrance creating a large 'U' shaped section of lawn in the middle, mature herbaceous boundaries and leading down the side of the property to the rear. The rear garden is mature and of a good size having Crete print patio area, outbuilding, lawned area, mature herbaceous borders, central rockery and flower bed, and well screened boundaries.

COUNCIL TAX

Band D.



FURTHER INFORMATION/SUPPLIES

Mains drainage, water and electricity connected. There is no gas. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 16 Cannock Road, Burntwood, Staffordshire, WS7 0BJ on 01543 670 055 or burntwood@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.