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51 Berry Hill, Hednesford, Cannock, Staffordshire, WS12

1UJ

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

51 Berry Hill, Hednesford, Cannock, Staffordshire, WS12 1UJ

£225,000

Bill Tandy and Company, Burntwood, are delighted to offer for sale this superbly presented semi detached house, located in the sought after cul de sac position of Berry Hill. The property provides well presented accommodation throughout, with a side extension and low maintenance gardens to front and rear. The property itself, which needs to be viewed to be appreciated, comprises entrance porch, guests cloakroom, reception hall, lounge to front, modern fitted kitchen to the rear, two first floor double bedrooms and a shower room. Outside there is a side driveway providing parking, artificial lawn and gravelled foregarden and a low maintenance garden to the rear.



SIDE PORCH

approached via a UPVC entrance door and having double glazed window to side, radiator, space if required for tumble dryer and doors open to:

GUESTS CLOAKROOM

having obscure double glazed window to rear, suite comprising wall mounted wash hand basin with tiled surround and low flush W.C.

ENTRANCE HALL

approached via a glazed panelled door from the porch and having useful under stairs storage and doors to:

LOUNGE

5.20m max (4.31m min) x 3.59m (17' 1" max 14'2" min x 11' 9") having double glazed bow window to front, laminate floor, radiator, stairs rise to the first floor and there is a feature focal point fireplace with marble hearth and inset, decorative surround with mantel above and housing a flame effect electric fire.

MODERN FITTED KITCHEN

3.57m x 2.59m (11' 9" x 8' 6") having double glazed door and window to rear, radiator, base cupboards and drawers surmounted by round edge work tops, wall mounted cupboards, inset stainless steel one and a half bowl sink with drainer, spaces for white goods including cooker, washing machine and freezer and space and plumbing for dishwasher.

FIRST FLOOR LANDING

having double glazed window to side, radiator, loft access and doors open to:

BEDROOM ONE

3.59m x 2.49m (11' 9" x 8' 2") having double glazed window to front, radiator and laminate floor.



BEDROOM TWO

3.58m x 2.56m (11' 9" x 8' 5") this generously sized second bedroom has double glazed window to rear and radiator.

SHOWER ROOM

2.61m x 1.38m (8' 7" x 4' 6") having modern suite comprising vanity unit with inset wash hand basin and tiled surround, low flush W.C. and shower enclosure with shower appliance over, chrome heated towel rail and boiler cupboard with double louvre doors and housing the Ideal boiler.

OUTSIDE

There is a gravelled and artificial lawn foregarden and a driveway to the side of the property providing parking. One of the distinct features of the property is its superb low maintenance rear garden having a decked patio area, further sheltered block paved seating area, paved patio, feature seating arbour, storage shed, fenced and walled boundaries and a range of external lighting.

COUNCIL TAX

Band B.



FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - Utility Warehouse. T.V and Broadband – BT. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

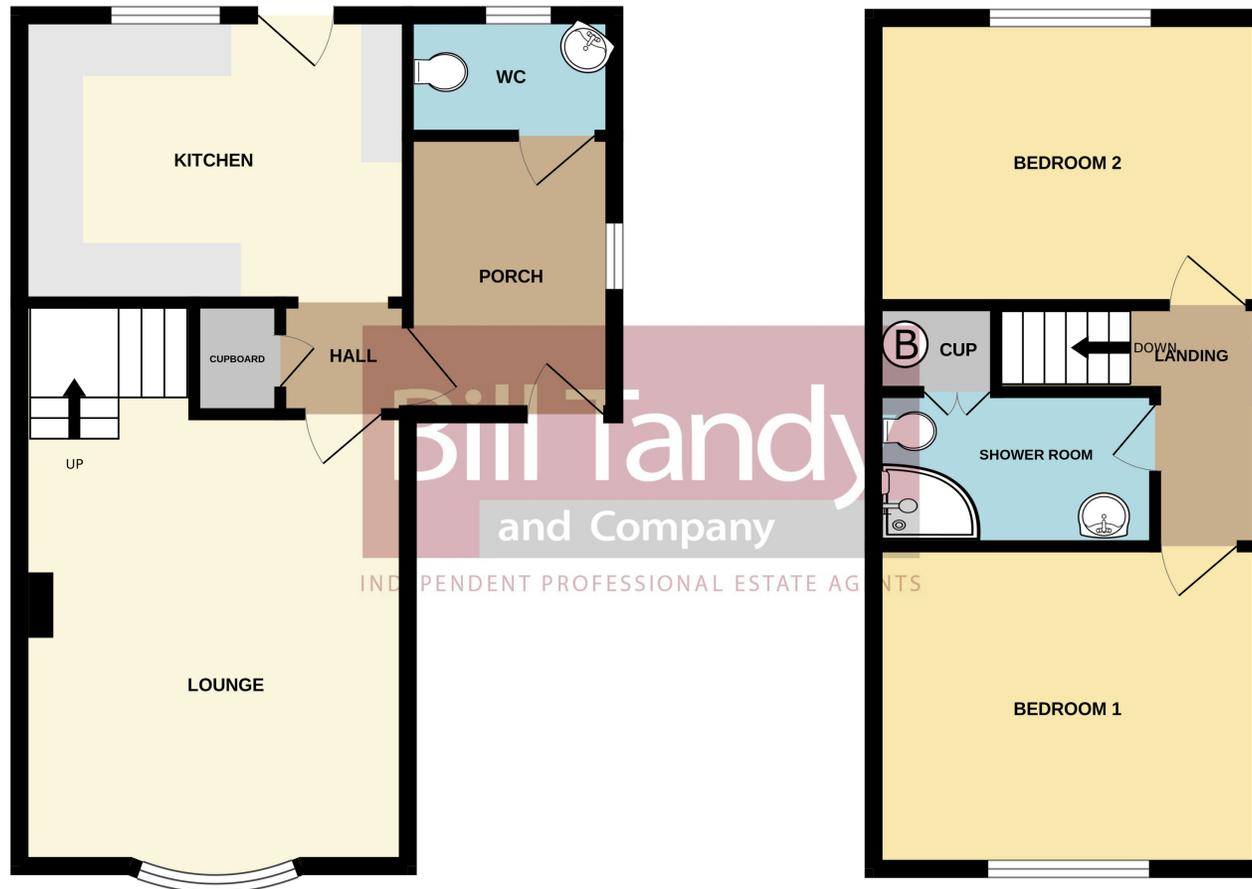
VIEWING

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.

GROUND FLOOR

1ST FLOOR



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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.
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