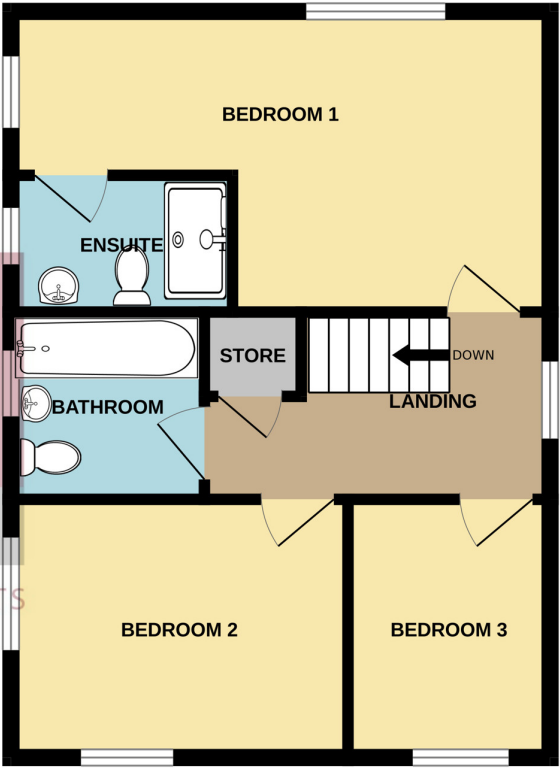
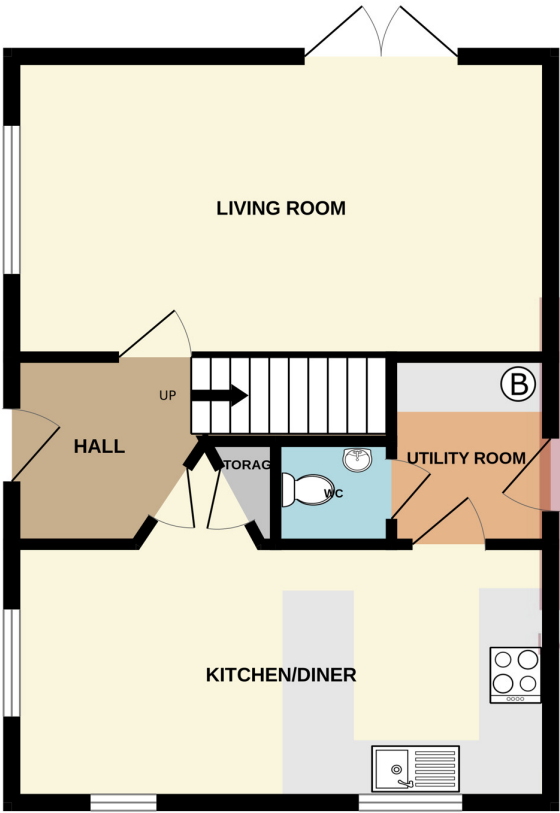




GROUND FLOOR

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.
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71 Miners Way, Hednesford,
Cannock, Staffordshire, WS12 4WG

£335,000 Freehold
Offers Over

What a plot! Occupying one of the largest plots on the development, this impressive turn-key home is offered with no onward chain, enjoys a prime corner position, and benefits from the remainder of its 10-year builder's warranty, making it ideal for a wide range of buyers. Beautifully presented throughout, the property features an extended wrap-around driveway with space for a campervan or caravan, a detached single garage, and a private enclosed rear garden. Inside, the first floor offers three well-proportioned bedrooms, including a generous principal bedroom spanning the full width of the property with a modern en-suite, alongside a contemporary family bathroom. The ground floor comprises a dual-aspect lounge with bespoke media wall, a spacious kitchen/dining room forming the heart of the home, plus a separate utility room and guest WC. Early viewing is highly recommended to appreciate the accommodation and exceptional plot on offer.



RECEPTION HALL
approached via a UPVC opaque double glazed composite front entrance door and having ceiling light point, radiator, stairs to first floor with hidden storage compartment and doors leading off to further accommodation.

LOUNGE
5.60m x 3.10m (18' 4" x 10' 2") having UPVC double glazed window to front, UPVC double glazed French doors leading out to the rear patio, focal point fabulous built-in media wall with built-in modern LED flame effect fire, recess for T.V. and sound bars above and display recesses either side with tiled backs and recessed downlights. There is a ceiling light point and two radiators.

THROUGH KITCHEN/DINER
5.60m x 2.80m (18' 4" x 9' 2") having UPVC double glazed window to front, two UPVC double glazed windows to side, modern wood effect flooring, and the dining area has a ceiling light point and useful storage cupboard. The kitchen area has a range of contemporary white base cupboards and drawers with contemporary roll top work surface, wall mounted cupboards, space and plumbing for dishwasher, space for fridge/freezer, one and a half bowl sink and drainer, integrated gas hob with overhead extractor and oven below, brick tiled splashbacks and door to utility room.

UTILITY ROOM
having a continuation of the modern wood effect flooring, ceiling light point, white base cupboards with contemporary roll top work surface, wall mounted cupboards, space and plumbing for washing machine and tumble dryer, combination boiler, UPVC opaque double glazed composite door to side and further door to:

GUESTS W.C.
having half height wood panelling, white suite comprising pedestal wash hand basin and low level W.C., ceiling light point, radiator and extractor fan.

FIRST FLOOR LANDING
having ceiling light point, radiator, UPVC double glazed window to side and loft access hatch with pulldown ladder leading to part boarded loft. Doors lead off to further accommodation.



BEDROOM ONE
5.60m max x 3.10m max (18' 4" max x 10' 2" max) having UPVC double glazed windows to rear and side, contemporary wood panelling to one wall, two radiators, two ceiling light points and door to:

EN SUITE SHOWER ROOM
1.70m x 1.20m (5' 7" x 3' 11") having modern wood effect flooring, contemporary tiling to walls, white suite comprising pedestal wash hand basin, low level W.C., and double shower with glazed sliding door entrance and having mains plumbed shower fitment, ceiling light point, radiator, extractor fan and UPVC opaque double glazed window to side.

BEDROOM TWO
3.20m x 2.50m (10' 6" x 8' 2") having UPVC double glazed windows to front and side, ceiling light point and radiator.

BEDROOM THREE
2.80m x 2.30m (9' 2" x 7' 7") having UPVC double glazed window to front, ceiling light point and radiator.

FAMILY BATHROOM
having modern wood effect flooring, contemporary tiling to walls, modern white suite comprising pedestal wash hand basin, low level W.C. and panelled bath with electric shower fitted over and glazed splash screen, ceiling light point, radiator, extractor fan and UPVC opaque double glazed window to side.



OUTSIDE
The property benefits from a corner plot position with a larger than average frontage, and a tarmac driveway leads to the detached single garage. There is a further block paved drive area with half height hedged boundary, and there is a public open green space just in the front of the property providing a lovely outlook, and a gate leads through to the rear garden. The rear garden has fenced and walled boundaries, paved patio area with a mainly laid to lawn garden beyond having shaped bedding plant areas with railway sleeper divides creating a natural flow.

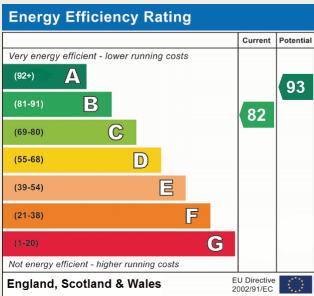
DETACHED SINGLE GARAGE
(not measured) approached via an up and over electrically operated roller shutter door, power and lighting and pitched roof for storage.

COUNCIL TAX
Band D.

FURTHER INFORMATION/SUPPLIES
Mains drainage, water, electricity and gas connected.
Telephone connected. 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.