



CHARIOT

ESTATES

INDEPENDENT ESTATE AGENTS



59 Greenwood Park, Hednesford, Cannock, WS12 4DQ

£1,095 PCM

- Front and Rear Gardens
- Close Proximity to Cannock Chase Forest
- Off Road Parking & EV Charging Point
- Walking Distance to Train Station
- Conservatory
- Driveway Parking For Two Cars

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Chariot Estates are pleased to offer a modern two bedroom, semi-detached property in a prime location in Hednesford. The property briefly comprises; entrance hallway, lounge, kitchen/diner, good sized conservatory, two double bedrooms, main bathroom with shower over bath, front & rear gardens and driveway parking including EV charging point.

The property is situated in an excellent location in Hednesford, within walking distance to Hednesford Railway Station, local amenities and Cannock Chase Forrest.

Available beginning of November on a long term basis.

Holding deposit £252.69



Council Tax Band: B



Entrance - Door to the front, stairs rising to the first floor and door to the lounge.

Lounge - 4.06 x 3.11 (13'3" x 10'2") - Double glazed widow facing the front elevation, wall mounted radiator, ceiling light point, laminate flooring and door to the kitchen diner.

Kitchen Diner - 4.03 x 2.82 (13'2" x 9'3") - Double glazed doors and window facing the rear elevation, wall mounted radiator, ceiling light point, having a range of wall, floor and draw units with roll top work surfaces over and incorporating sink and drainer with mixer tap, integrated oven, hob and extractor hood over, tiled flooring, storage cupboard space for appliances.

Conservatory - 3.92 x 2.32 (12'10" x 7'7") - Double glazed conservatory with double doors opening out to the garden and having tiled flooring.

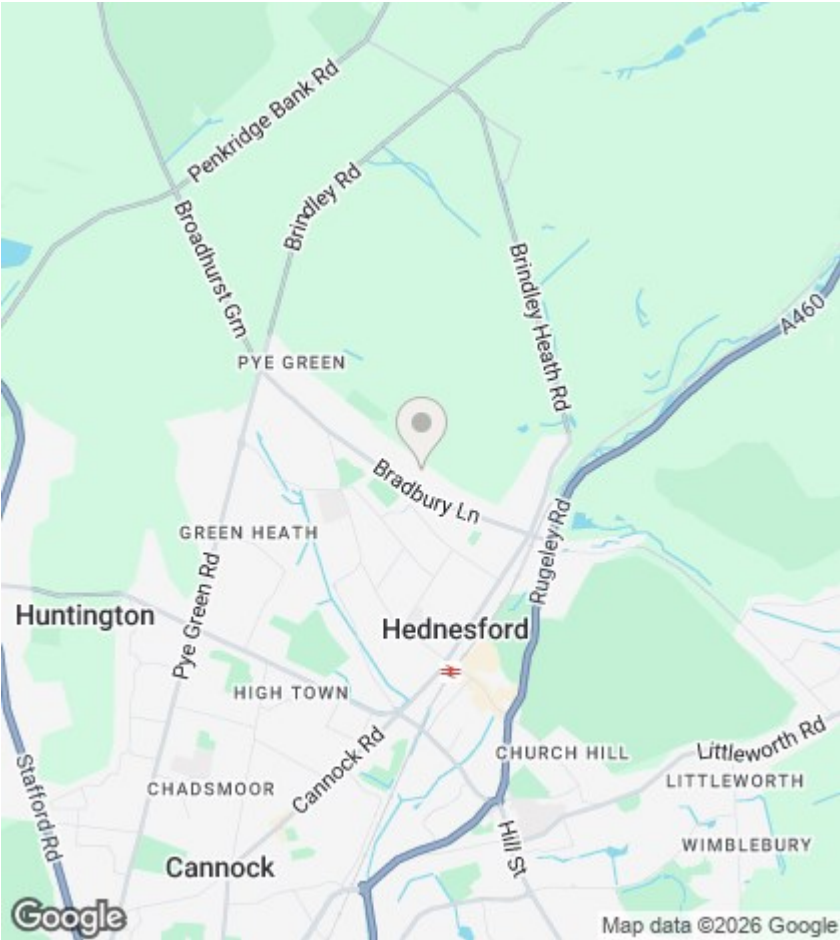
Landing - Double glazed window facing the side elevation, loft access, airing cupboard and doors to:

Bedroom One - 4.06 x 2.88 (13'3" x 9'5") - Double glazed window facing the front elevation, wall mounted radiator, built in wardrobe and ceiling light point.

Bedroom Two - 3.22 x 2.05 (10'6" x 6'8") - Double glazed window facing the rear elevation, wall mounted radiator and ceiling light point.

Bathroom - Obscure double glazed window facing the rear elevation, panel bath with shower over, low level WC, pedestal hand wash basin, ceiling light point, wall mounted radiator.

Externally - The property has enclosed rear garden with side driveway providing off road parking to the property.



Directions

Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	