Connells

Badgers Court Hednesford Road
Heath Hayes Cannock

# Badgers Court Hednesford Road
# Heath Hayes Cannock WS12 3EA

for sale offers over
**£140,000**

## Property Description

Accessed via a secure communal entrance, this well-presented ground floor apartment offers spacious and well-proportioned accommodation throughout.

Offering spacious and versatile accommodation throughout, this impressive two-bedroom home is perfectly suited to first-time buyers, downsizers or investors alike.

Upon entering, you are welcomed into a generous hallway with access to the open-plan lounge, dining and kitchen area, creating the ideal space for both everyday living and entertaining.

The property boasts two well-proportioned bedrooms, with the main bedroom benefiting from its own contemporary en-suite shower room. A modern family bathroom serves the remaining accommodation, providing both comfort and practicality.

Externally, residents enjoy the benefit of secure gated allocated parking

The property is well located on a desirable estate within walking distance of Heath Hayes high street with a range of amenities within walking distance, and a bus stop to the front of the building. McArthurGlen Designer Outlet is within a short distance and the location also provides easy access to Cannock Town Centre offering a wide range of amenities with both local & national bus & train services available. Commuter benefits include A460, A5 and the M6 toll road linking the Midlands motorways.

The property also benefits from being close to the well known and tranquil Cannock Chase; loved for its outstanding beauty, wildlife, history and scenic landscapes.

## Communal Entrance

## Entrance Hallway

Having a front entrance door, ceiling light points, radiator, carpeted flooring, storage cupboard and doors to lounge, bedrooms and bathroom

## Lounge

Having a double glazed window to front aspect, carpeted flooring, ceiling light point, radiator and open access into the kitchen

## Kitchen

Being a fitted kitchen with a range of wall, base and drawer units with laminate work surfaces over and having a one and half bowl sink with drainer, tiled splash-backs, integrated oven with gas hob and extractor hood, plumbing for utility purposes and integral appliances, ceiling spotlights, vinyl flooring and radiator

## Bedroom 1

Having a double glazed window, radiator, ceiling light point, carpeted flooring and door to ensuite

## En-Suite

Having a shower cubicle, WC, wash hand basin, radiator, vinyl flooring, radiator and part tiled walls

## Bedroom 2

Having a double glazed window, radiator, ceiling light point and carpeted flooring

## Bathroom

Having a WC, wash hand basin, bath, part tiled walls, radiator, ceiling light point and vinyl flooring

## Outside

## Parking

Allocated parking plus visitor parking spaces

## Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks,

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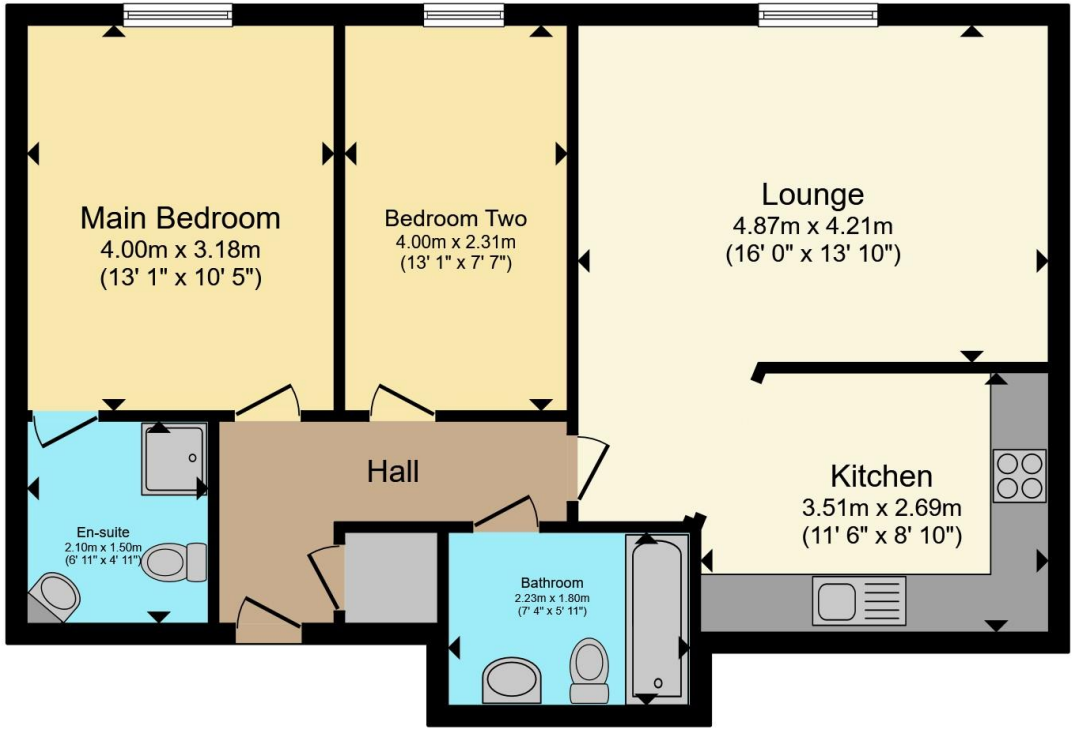
Fire exit




Total floor area 67.9 m² (731 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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10-12 Wolverhampton Road
CANNOCK WS11 1AH

EPC Rating: D

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online connells.co.uk/Property/CNK109226**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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