



OFFERS OVER

**£310,000**

**Stafford Lane**

Hednesford, WS12 1LL

## PROPERTY SUMMARY

Extended Three Bedroom Detached Home on Stafford Lane, Hednesford

Situated on Stafford Lane in the popular town of Hednesford, this stylish detached home combines generous living space with a modern, family-friendly layout. Offering over 1,400 sq. ft. of accommodation, the property features three well-proportioned bedrooms, making it perfect for families, professionals, or those needing extra space for guests or a home office.

3



1



1











Approximate total area<sup>10</sup>  
106.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

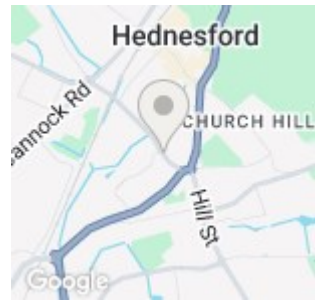
GIRAFFE360

**LOCAL AUTHORITY**

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements