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Bond Way | Cannock | WS12 4SN

Open To Offers £365,000

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Summary

** FOUR GENEROUS BEDROOMS ** TWO RECEPTION ROOMS ** CONSERVATORY ** GARAGE ** WALKING DISTANCE TO CANNOCK CHASE ** BESPOKE SOLID OAK KITCHEN ** AMPLE PARKING **

WEBBS ESTATE AGENTS are delighted to welcome to market Bond Way Bond Way, Hednesford, Cannock, this delightful house offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality.

Upon entering, you are welcomed into a spacious lounge, perfect for unwinding after a long day or entertaining guests. The dining room provides an inviting space for family meals and gatherings, ensuring that every occasion is memorable. The layout of the house promotes a warm and homely atmosphere, making it easy to envision your life here. The stand out feature of this home is the conservatory offering a bright and peaceful retreat.

The property features a well-appointed bathroom, catering to the needs of a busy household. Each bedroom is designed to be a personal retreat, offering ample space for rest and relaxation.

Located in a friendly neighbourhood, this home is conveniently situated near local amenities, schools, and parks, making it an excellent choice for families and professionals alike. The surrounding area boasts a sense of community, with easy access to transport links for those commuting to nearby towns and cities. Cannock Chase an are of outstanding natural beauty is just a short walk away .

Do Not miss the opportunity to make this splendid house your new home .

Key Features

- DECEPTIVELY SPACIOUS DETACHED
- FOUR GENEROUS BEDROOMS
- CONSERVATORY
- GOOD SIZED PRIVATE GARDEN
- WALKING DISTANCE TO CANNOCK CHASE
- IMMACULATLEY PRESENTED
- BESPOKE OAK KITCHEN
- SHOWER ROOM
- GARAGE AND PRIVATE DRIVE
- CLOSE TO LOCAL GOOD SCHOLLS & AMENITES

Rooms and Dimensions

ENTRANCE PORCH

LOUNGE

15'8" x 12'7" (4.791 x 3.858)

DINING ROOM

9'2" x 10'9" (2.813 x 3.292)

KITCHEN

9'7" x 10'9" (2.9271 x 3.292)

CONSERVATORY

9'2" x 11'4" (2.800 x 3.457)

FIRST FLOOR LANDING

MASTER BEDROOM

9'10".1043'3" x 9'8" (3..318 x 2.971)

BEDROOM TWO

11'5" x 9'4" (3.492 x 2.857)

BEDROOM THREE

9'8" x 7'10" (2.969 x 2.399)

BEDROOM FOUR

9'0" x 6'11" (2.767 x 2.122)

SHOWER ROOM

8'2" x 5'7" (2.492 x 1.718)

EXTERNALLY

GARAGE

PRIVATE DRIVE

FULLY ENCLOSED REAR GARDEN

IDENTIFICATION CHECKS - C





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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Buyer Average (likely) - lower energy costs</p> <p>100-120 kWh/m²/year A</p> <p>120-135 kWh/m²/year B</p> <p>135-150 kWh/m²/year C</p> <p>150-170 kWh/m²/year D</p> <p>170-200 kWh/m²/year E</p> <p>200-250 kWh/m²/year F</p> <p>250+ kWh/m²/year G</p>	<p>70</p> <p>77</p>	<p>Buyer Average (likely) - lower CO₂ emissions</p> <p>100-110 g/m²/year A</p> <p>110-120 g/m²/year B</p> <p>120-135 g/m²/year C</p> <p>135-150 g/m²/year D</p> <p>150-170 g/m²/year E</p> <p>170-200 g/m²/year F</p> <p>200+ g/m²/year G</p>	<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>