# Marconi Place | Cannock | WS12 4RD

## Offers Over £220,000

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## Summary

** EXTENDED SEMI DETACHED HOME ** THREE BEDROOMS ** IDEAL FOR CANNOCK CHASE ** SPACIOUS LOUNGE ** KITCHEN DINER ** EXCELLENT SCHOOLS AND TRANSPORT LINKS ** STUDY** ENCLOSED REAR GARDEN ** VIEWING ADVISED **
Webbs Estate Agents are delighted to offer for sale this well-presented and extended family home, ideally situated with Cannock Chase on the doorstep. The property benefits from excellent local schools, convenient transport links, and is within close proximity to Hednesford Town Centre and Railway Station.
Property Overview
The accommodation briefly comprises a spacious lounge, a modern kitchen/diner with patio doors opening onto the enclosed rear garden, a utility room, and an additional reception room ideal as a study, creating a versatile and impressive living space. To the first floor, there are three well-proportioned bedrooms and a family bathroom.
Externally
The property boasts a generous rear garden featuring a patio seating area and designated play areas, making it ideal for families. To the front, a driveway provides ample off-road parking.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

## Key Features

- EXTENDED SEMI DETACHED HOME
- GOOD SIZED ENCLOSED REAR GARDEN
- SPACIOUS LOUNGE
- CLOSE TO CANNOCK CHASE
- UTILITY ROOM
- THREE BEDROOMS
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- KITCHEN DINER
- STUDY
- EARLY VIEWING ADVISED

## Rooms and Dimensions

**SPACIOUS LOUNGE**
14'9" x 14'7" (4.52 x 4.46)

**KITCHEN DINER**
14'6" x 8'4" (4.44 x 2.55)

**STUDY**
8'1" x 7'7" (2.48 x 2.32)

**UTILITY ROOM**
8'5" x 7'7" (2.59 x 2.32)

**LANDING**

**BEDROOM ONE**
12'2" x 8'5" (3.72 x 2.57)

**BEDROOM TWO**
12'2" x 8'5" (3.72 x 2.57)

**BEDROOM THREE**
9'2" x 6'0" (2.81 x 1.83)

**FAMILY BATHROOM**

**ENCLOSED REAR GARDEN**

**DRIVEWAY AND CARPORT**

**IDENTIFICATION CHECKS - C**

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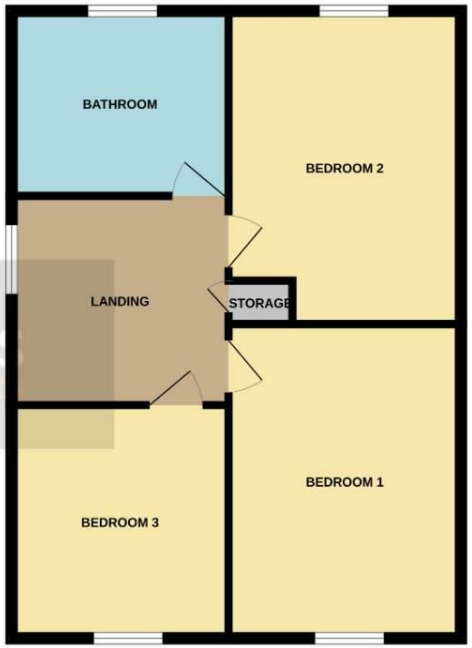
GROUND FLOOR

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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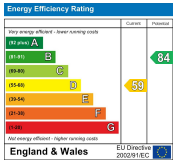


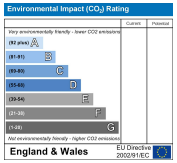


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