



Webbs  
Helping people move since 1994

**Chenet Way | Cannock | WS11 5RR**  
Offers In The Region Of £325,000



## Summary

WEBBS ESTATE AGENTS are delighted to present this beautifully maintained detached family home located on Chenet Way in Cannock. This charming property boasts three well-proportioned bedrooms and two bathrooms, making it an ideal choice for families seeking comfort and convenience.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a delightful breakfast kitchen. The kitchen features an archway that connects to a practical utility room, perfect for managing household chores. The ground floor also includes a guest WC for added convenience. The generous lounge diner is a standout feature, offering ample space for relaxation and entertaining, with double doors that open directly onto the rear garden, seamlessly blending indoor and outdoor living. The garage has been converted to a versatile room making it a practical space for families could be used as an office /playroom or gymnasium

Moving to the first floor, you will find three inviting bedrooms. The master bedroom is particularly impressive, complete with its own en-suite shower room, providing a private retreat. The family bathroom, equipped with a three-piece suite, serves the other two bedrooms and is both functional and stylish.

Externally, the property boasts a neat and enclosed rear garden, featuring a decked seating area that is perfect for enjoying sunny days or hosting gatherings. To the front, a driveway offers off-road parking, ensuring convenience for you and your guests.

Situated close to Cannock Town Centre and local amenities, this property is ideally located for those who appreciate both tranquility and accessibility. Viewing is essential to fully appreciate the quality and charm of this delightful home. Don't miss the opportunity to make it yours.

## Key Features

- THREE GENEROUS BEDROOMS
- DETACHED FAMILY HOME
- SPEACIOUS LOUNGE/DINE R
- DECKED SEATING AREA
- WALKING DISTANCE TO CANNOCK TOWN
- MASTER EN-SUITE
- BREAKFAST KITCHEN
- GARAGE CONVERTED TO PLAY ROOM
- PRIVATE DRIVE
- VIEWING HIGHLY RECOMMENDED

## Rooms and Dimensions

### ENTRANCE HALLWAY

### KITCHEN

7'6" x 9'10" (2.31 x 3.02)

### PLAYROOM/OFFICE

7'7" x 11'5" (2.33 x 3.50)

### LOUNGE

11'8" x 14'4" (3.57 x 4.37)

### DINING AREA

11'0" x 7'5" (3.36 x 2.28)

### FIRST FLOOR LANDING

### MASTER BEDROOM

12'4" x 11'10" (3.78 x 3.61)

### MASTER EN-SUITE

6'11" x 5'10" (2.11 x 1.78)

### BEDROOM TWO

11'0" x 11'2" (3.37 x 3.42)

### BEDROOM THREE

11'2" x 8'3" (3.42 x 2.54)

### FAMILY BATHROOM

6'11" x 6'3" (2.13 x 1.91)

### EXTERNALLY

### ENCLOSED REAR GARDEN

### PRIVATE DRIVE

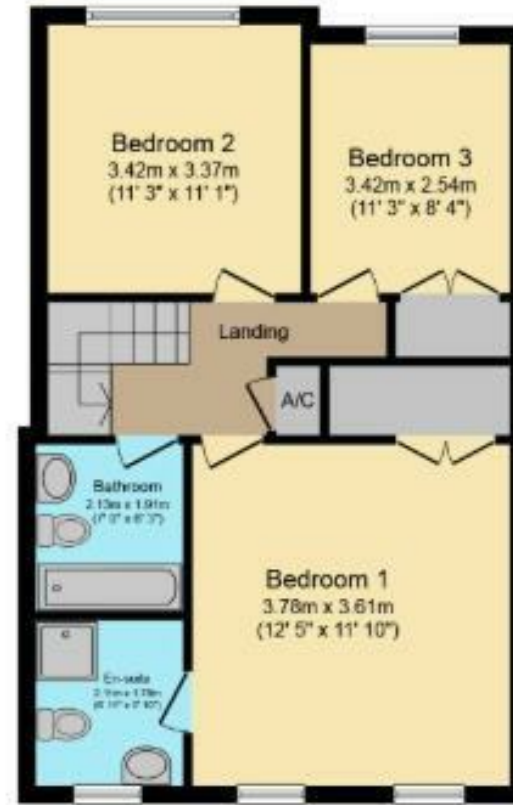
### IDENTIFICATION CHECKS - C







**Ground Floor**



**First Floor**

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Buyer average energy costs - lower energy costs</p> <p>105.00 <b>A</b></p> <p>105.00 <b>B</b></p> <p>105.00 <b>C</b></p> <p>105.00 <b>D</b></p> <p>105.00 <b>E</b></p> <p>105.00 <b>F</b></p> <p>105.00 <b>G</b></p>	<p>82</p>	<p>Buyer average CO<sub>2</sub> emissions - lower CO<sub>2</sub> emissions</p> <p>105.00 <b>A</b></p> <p>105.00 <b>B</b></p> <p>105.00 <b>C</b></p> <p>105.00 <b>D</b></p> <p>105.00 <b>E</b></p> <p>105.00 <b>F</b></p> <p>105.00 <b>G</b></p>	<p>82</p>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	