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**Rawnsley Road | Cannock | WS12 1RA**  
Offers In Excess Of £275,000

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## Summary

\*\* STUNNING TRADITIONAL PROPERTY \*\* CLOSE TO CANNOCK CHASE \*\* REFITTED OPEN PLAN KITCHEN AND FAMILY SPACE \*\* FRONT RECEPTION ROOM WITH LOG BURNER \*\* THREE BEDROOMS \*\* REFITTED BATHROOM \*\* ENCLOSED REAR GARDEN \*\* AMPLE PARKING \*\* EASY ACCESS TO HEDNESFORD TOWN CENTRE AND TRAIN STATION \*\* VIEWING ESSENTIAL \*\*  
WEBBS Estate Agents are delighted to offer for sale this beautifully presented three-bedroom traditional semi-detached home, ideally situated close to Cannock Chase, an Area of Outstanding Natural Beauty.

The accommodation briefly comprises an inviting entrance hallway, guest WC, a spacious lounge featuring a walk-in bay window to the front elevation and a charming log burner, the property has an open plan family space with a modern refitted kitchen, breakfast bar with seating area, the dining area has French doors opening out onto the decked patio and enclosed rear garden.

To the first floor, the property offers three well-proportioned bedrooms and a contemporary refitted family four-piece bathroom.

Externally, the property boasts an enclosed rear garden, predominantly laid to lawn, with useful side access leading to the front of the property, ample off-road parking is provided for several vehicles via the stoned front driveway.

Early viewing is highly recommended to appreciate the presentation and location of this desirable home fully and to avoid disappointment.

## Key Features

- STUNNING TRADITIONAL SEMI DETACHED HOME
- SPACIOUS LOUNGE WITH LOG BURNER
- THREE BEDROOMS
- IDEAL FOR HEDNESFORD TOWN CENTRE AND TRAIN STATION
- EARLY VIEWING ADVISED
- CLOSE TO CANNOCK CHASE
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- LARGE FOUR PIECE FAMILY BATHROOM
- AMPLE OFF ROAD PARKING

## Rooms and Dimensions

### ENTRANCE HALLWAY

### GUEST WC

### LOUNGE TO FRONT

12'4" x 10'10" (3.776 x 3.309)

### OPEN PLAN KITCHEN, DINING AND FAMILY SPACE

### DINING AREA

13'6" x 10'10" (4.138 x 3.304)

### MODERN REFITTED KITCHEN

14'5" x 7'11" (4.416 x 2.419)

### LANDING

### BEDROOM ONE

11'6" x 10'10" (3.508 x 3.312)

### BEDROOM TWO

12'4" x 10'10" (3.783 x 3.321)

### BEDROOM THREE

### BATHROOM

8'2" x 5'9" (2.505 x 1.765)

### ENCLOSED REAR GARDEN

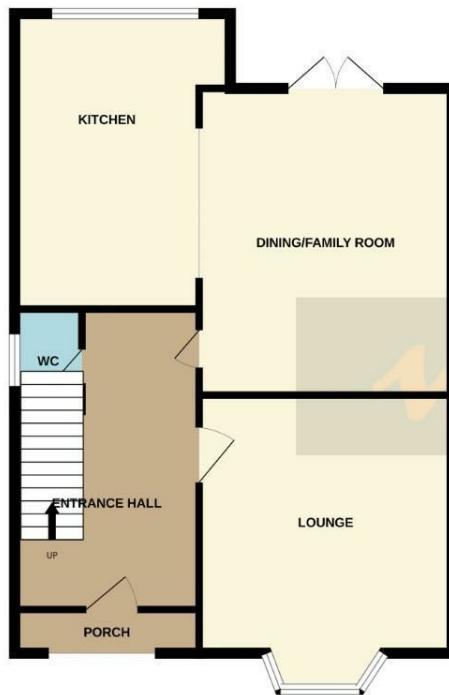
### LARGE FRONT DRIVEWAY

### IDENTIFICATION CHECKS - C





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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