



Beeston Court | Cannock | WS12 4HY  
£1,400 PCM

**W** Webbs  
estate agents

## Summary

Ideally suited to retirement living or households requiring a live-in support arrangement, this versatile home has been thoughtfully designed with long-term practicality and independence in mind.

Webbs Estate Agents are pleased to offer this spacious four-bedroom detached dormer bungalow set within a private gated development of just three properties, providing a quiet, secure and low-density residential environment.

The property benefits from amenities within walking distance and excellent transport links, including a direct bus route providing straightforward access to both Cannock and Hednesford town centres, ensuring everyday convenience without compromising on privacy or security.

The accommodation is arranged over two floors, with two bedrooms on the ground floor and two on the first floor, making it particularly well suited to retirement living or live-in care arrangements while still offering flexibility as needs evolve.

## Key Features

- Ideally suited to retirement living or households requiring a live-in support arrangement
- Set within a private gated development of just three properties
- Flexible accommodation arranged over two floors
- Ground floor wet room and first floor bathroom
- Amenities within walking distance
- Spacious four-bedroom detached dormer bungalow
- Quiet, secure and low-density residential environment
- Two bedrooms to the ground floor and two to the first floor
- Equipped with emergency assistance pull cords for added reassurance
- Direct bus route providing easy access to Cannock and Hednesford town centres

## Rooms and Dimensions

### PROPERTY DETAILS

#### Kitchen

10'7" x 6'3" (3.24 x 1.93)

#### Living Room

19'7" x 11'4" (5.98 x 3.46)

#### Bedroom One

14'3" x 8'5" (4.35 x 2.59)

#### Bedroom Two

8'11" x 8'10" (2.74 x 2.70)

#### Bathroom

6'1" x 4'10" (1.87 x 1.49)

#### Bedroom Three

15'11" x 13'5" (4.86 x 4.11)

#### Bedroom Four

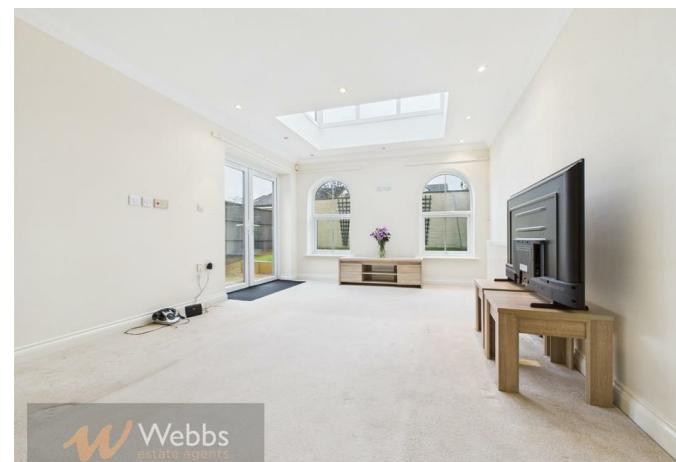
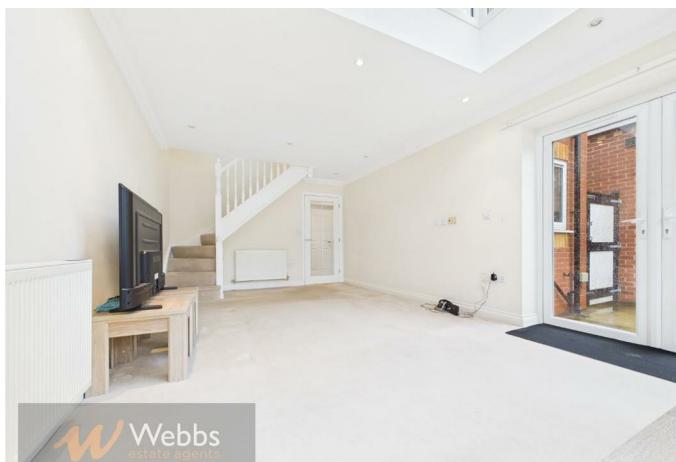
10'7" x 4'9" (3.23 x 1.47)

#### Bathroom

7'4" x 4'9" (2.24 x 1.47)

### TENANCY INFORMATION & IMPORTANT NOTES







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			Current
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
Band A			Band A		
Band B			Band B		
Band C			Band C		
Band D			Band D		
Band E			Band E		
Band F			Band F		
Band G			Band G		
All energy efficient - lower running costs			All energy efficient - lower CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		