



Webbs

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Beverley Hill | Cannock | WS12 1QL

Offers In The Region Of £229,950

 **Webbs**
estate agents

Summary

**** EXTENDED SEMI DETACHED HOME ** MODERN STYLE AND WELL PRESENTED ** UTILITY AND GUEST WC ** CONSERVATORY AND OPEN PLAN KITCHEN ** SPACIOUS LOUNGE ** IDEAL FOR CANNOCK CHASE ** EASY ACCESS TO TOWN CENTRE AND TRAIN STATION ** EARLY VIEWING ESSENTIAL ****

Webbs Estate Agents are delighted to present this extended and well-maintained modern home, ideally located for convenient access to Cannock Chase, Hednesford Town Centre, and the train station.

The property briefly comprises an inviting entrance hall leading to a spacious lounge, which seamlessly opens into a contemporary open-plan kitchen and living area. This versatile space further connects to a utility room, guest WC, and integral garage.

Upstairs, the first floor offers two generously sized bedrooms and a stylishly refitted shower room.

Externally, the home benefits from a beautifully landscaped rear garden featuring a patio seating area, along with ample off-road parking provided by a block-paved driveway.

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

Key Features

- EXTENDED SEMI DETACHED HOME
- EXCELLENT TRANSPORT LINKS AND SCHOOLS
- AMPLE OFF ROAD PARKING
- LANDSCAPED REAR GARDEN
- CLOSE TO TOWN CENTRE
- TWO BEDROOMS
- IDEAL FOR CANNOCK CHASE
- OPEN PLAN KITCHEN/LIVING AND DINING AREA
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- EARLY VIEWING ADVISED

Rooms and Dimensions

SPACIOUS LOUNGE

15'1" x 12'4" (4.61 x 3.78)

KITCHEN AREA

12'3" x 9'4" (3.74 x 2.85)

CONSERVATORY LIVING AREA

18'4" x 9'2" (5.60 x 2.80)

REAR LOBBY

UTILITY ROOM

6'3" x 6'1" (1.93 x 1.86)

GUEST WC

BEDROOM ONE

10'4" x 10'4" (3.16 x 3.15)

BEDROOM TWO

9'4" x 6'7" (2.86 x 2.01)

REFITTED SHOWER ROOM

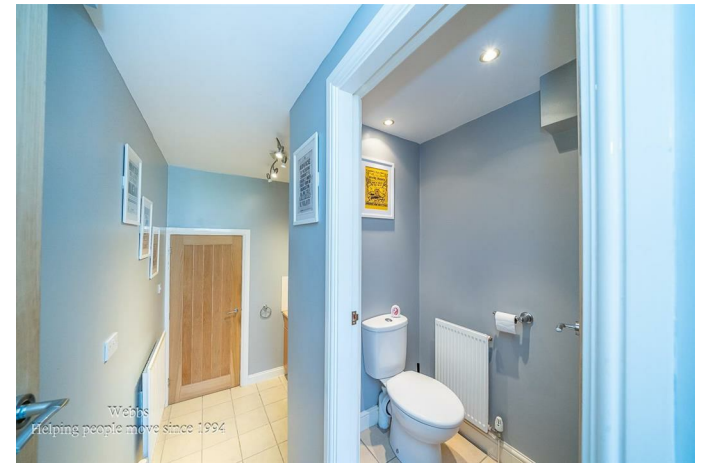
6'4" x 5'5" (1.94 x 1.66)

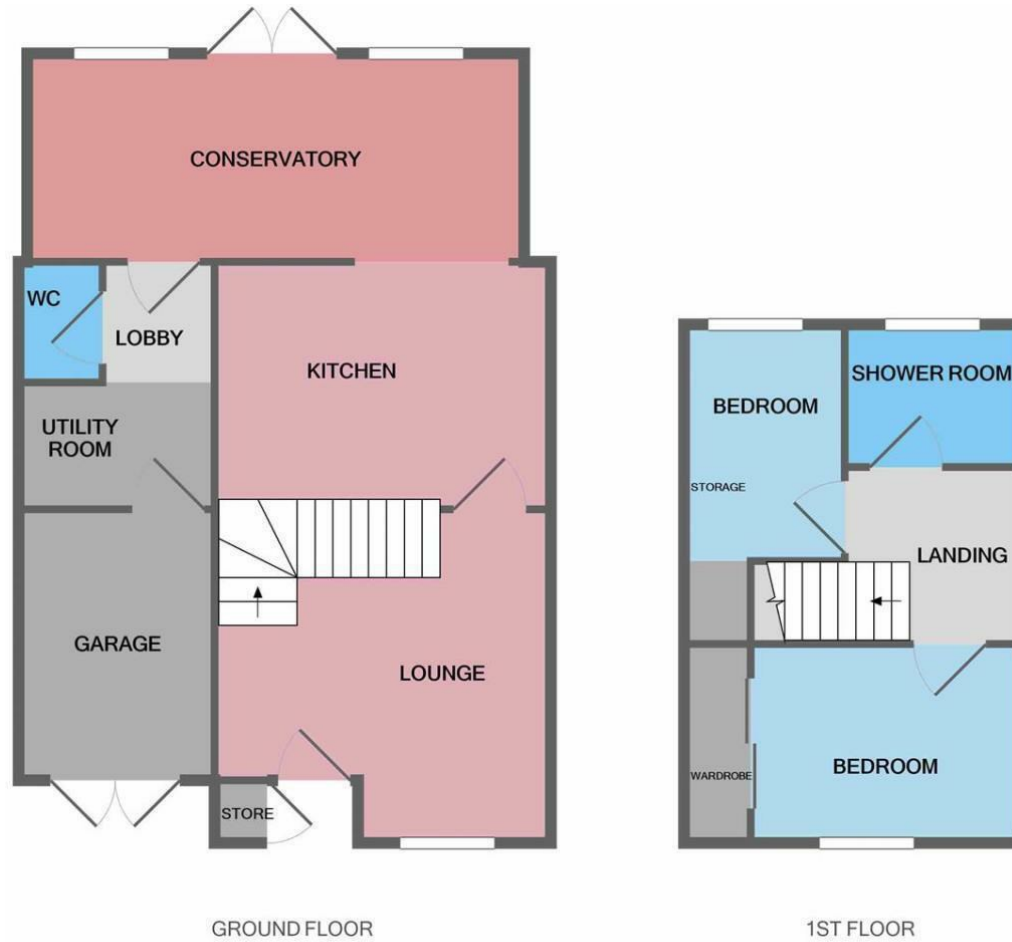
ENCLOSED REAR GARDEN

FRONT GARDEN AND BLOCK PAVED DRIVEWAY

IDENTIFICATION CHECKS - C







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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 ₂) Rating	
Rate	Score	Rate	Score
Very Energy Efficient - lower energy costs		Very environmentally friendly - lower CO ₂ emissions	
Very Good A	81	Very Good A	100
Good B		Good B	80
Below Average C		Below Average C	60
Poor D		Poor D	40
Very Poor E		Very Poor E	20
Worst Possible F		Worst Possible F	10
Worst Possible G		Worst Possible G	0
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC