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**Millicent Close | Hednesford, Cannock | WS12 4BJ**

**Offers In The Region Of £175,000**



## Summary

LARGE PLOT | SOUGHT-AFTER LOCATION | CONSERVATORY | MODERN KITCHEN | CLOSE TO HEDNESFORD TOWN CENTRE | GENEROUS DRIVEWAY & REAR GARDEN | DOUBLE BEDROOM | WET ROOM | VIEWING HIGHLY RECOMMENDED | NO ONWARDS CHAIN

Webbs Estate Agents are delighted to present this spacious and well-maintained semi-detached bungalow, occupying a generous plot with excellent potential for extension (subject to planning permission). Ideally situated, the property offers convenient access to Hednesford Town Centre, the train station, and a range of local shops and amenities.

The accommodation briefly comprises an inviting entrance hallway, a spacious lounge with patio doors leading into a bright conservatory, and a modern fitted kitchen with space for appliances and access to the rear garden. The property further benefits from a well-proportioned double bedroom and a contemporary wet room. Externally, the home boasts a substantial rear garden with a side patio area, along with a large driveway providing ample off-road parking for multiple vehicles. Early viewing is highly recommended to fully appreciate the space and potential this property has to offer.

## Key Features

- ENVIABLE SIZED PLOT
- LARGE FRONT, SIDE AND REAR GARDENS
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- MODERN KITCHEN
- WET ROOM
- DOUBLE BEDROOM
- SOUGHT AFTER LOCATION
- CONSERVATORY
- SPACIOUS LOUNGE
- VIEWING ADVISED - CHAIN FREE

## Rooms and Dimensions

### ENTRANCE HALLWAY

### SPACIOUS LOUNGE

12'1" x 11'9" (3.685 x 3.600)

### CONSERVATORY

12'3" x 9'6" (3.753 x 2.897)

### MODERN KITCHEN

8'11" x 6'5" (2.726 x 1.969)

### DOUBLE BEDROOM

11'11" x 10'0" (3.635 x 3.059)

### WET ROOM

6'3" x 5'7" (1.924 x 1.704)

### LARGE SIDE AND REAR GARDEN

### ENVIABLE DRIVEWAY

### IDENTIFICATION CHECKS - C





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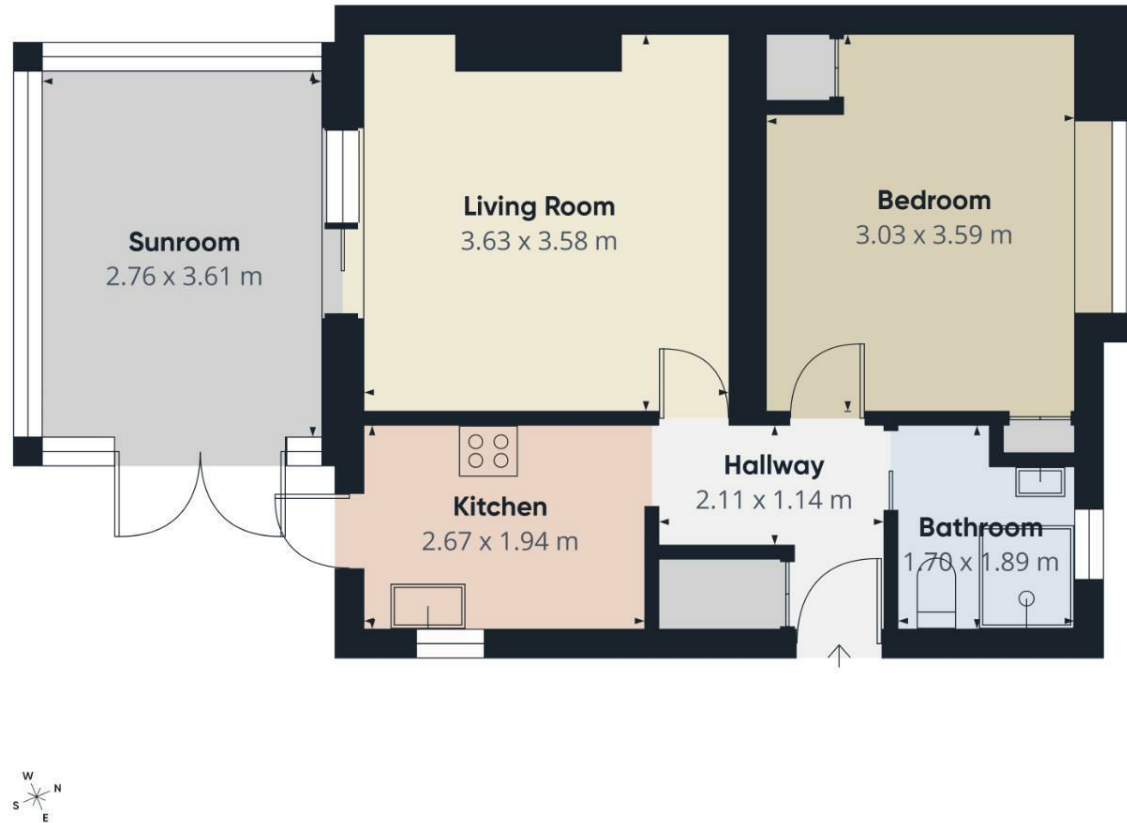
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Approximate total area<sup>(1)</sup>  
47.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

