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**Station Road | Cannock | WS12 4DH**

**Asking Price £230,000**

 **Webbs**  
estate agents

## Summary

**\*\* EXCEPTIONAL TRADITIONAL END TERRACED \*\* OFF ROAD PARKING \*\* DETACHED GARAGE \*\***

WEBBS ESTATE AGENTS are delighted to welcome a beautiful traditional end terraced on Station Road in the charming town of Hednesford, Cannock. This beautiful home, built in the 1890s, offers a delightful blend of character and modern living. Meticulously maintained, the property boasts original features that add to its charm. Upon entering, you are welcomed into a spacious porch that leads to two inviting reception rooms, ideal for both relaxation and entertaining. The solid oak kitchen, complete with stunning granite worktops, is a chef's dream, providing ample space for culinary creations. A convenient utility area enhances functionality, while the refitted shower room on the ground floor adds a touch of modern convenience. There is a useful sun-room that leads to the rear garden. The first floor landing reveals two generously sized double bedrooms, each offering a peaceful retreat for rest and relaxation. Externally, the standout feature of this property is the beautifully landscaped tiered garden. No expense has been spared in creating this safe and secure haven, perfect for outdoor enjoyment and gatherings. Additionally, the property benefits from gated access to off-road parking at the rear, along with a detached garage, providing ample storage and convenience. Station road also has solar panels cutting your yearly utility rooms considerably. Situated within walking distance to the market town of Hednesford, residents will enjoy easy access to local amenities, shops, and services. Furthermore, the property is conveniently located near the stunning Cannock Chase, offering a wealth of outdoor activities and natural beauty.

This charming home is a rare find, combining traditional elegance with modern comforts in a desirable location. It is an ideal choice for families, couples, or anyone seeking a tranquil yet connected lifestyle.

## Key Features

- TRADITIONAL END TERRACED
- EXCEPTIONALLY WELL MAINTAINED
- SOLAR PANELS
- TWO DOUBLE BEDROOMS
- DETACHED GARAGE
- BUILT IN 1890'S
- TWO SPACIOUS RECEPTION ROOMS
- REFITTED MODERN SHOWER ROOM
- FULLY LANDSCAPE GARDEN
- CELLAR

## Rooms and Dimensions

### ENTRANCE PORCH

3'4" x 3'4" (1.02 x 1.03)

### DINING ROOM

11'6" x 12'6" (3.53 x 3.82)

### LOUNGE

12'11" x 12'2" (3.96 x 3.73)

### KITCHEN

8'7" x 7'4" (2.62 x 2.26)

### LAUNDRY ROOM

4'10" x 2'7" (1.49 x 0.80)

### SHOWER ROOM

5'8" x 2'7" (1.73 x 0.8)

### SUN ROOM

3'5" x 7'9" (1.06 x 2.38)

### CELLAR

11'8" x 12'0" (3.57 x 3.67)

### FIRST FLOOR LANDING

### BEDROOM ONE

11'3" x 12'7" (3.44 x 3.84)

### BEDROOM TWO

11'8" x 12'3" (3.58 x 3.74)

### EXTERNALLY

### LANDSCAPED REAR GARDEN

### DETACHED GARAGE

### PRIVATE REAR GATED DRIVE

### IDENTIFICATION CHECKS - C







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
100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 kWh/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>	100-125 g/m <sup>2</sup> /year <b>A</b>
126-150 kWh/m <sup>2</sup> /year <b>B</b>	126-150 kWh/m <sup>2</sup> /year <b>B</b>	126-150 g/m <sup>2</sup> /year <b>B</b>	126-150 g/m <sup>2</sup> /year <b>B</b>
151-175 kWh/m <sup>2</sup> /year <b>C</b>	151-175 kWh/m <sup>2</sup> /year <b>C</b>	151-175 g/m <sup>2</sup> /year <b>C</b>	151-175 g/m <sup>2</sup> /year <b>C</b>
176-200 kWh/m <sup>2</sup> /year <b>D</b>	176-200 kWh/m <sup>2</sup> /year <b>D</b>	176-200 g/m <sup>2</sup> /year <b>D</b>	176-200 g/m <sup>2</sup> /year <b>D</b>
201-225 kWh/m <sup>2</sup> /year <b>E</b>	201-225 kWh/m <sup>2</sup> /year <b>E</b>	201-225 g/m <sup>2</sup> /year <b>E</b>	201-225 g/m <sup>2</sup> /year <b>E</b>
226-250 kWh/m <sup>2</sup> /year <b>F</b>	226-250 kWh/m <sup>2</sup> /year <b>F</b>	226-250 g/m <sup>2</sup> /year <b>F</b>	226-250 g/m <sup>2</sup> /year <b>F</b>
251-300 kWh/m <sup>2</sup> /year <b>G</b>	251-300 kWh/m <sup>2</sup> /year <b>G</b>	251-300 g/m <sup>2</sup> /year <b>G</b>	251-300 g/m <sup>2</sup> /year <b>G</b>
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
<b>England &amp; Wales</b>	<b>England &amp; Wales</b>	<b>England &amp; Wales</b>	<b>England &amp; Wales</b>