



Millicent Close | Hednesford | WS12 4BJ

£190,000

 **Webbs**  
estate agents

## 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

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

## 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





GROUND FLOOR



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