



Webbs

Helping people move since 1994

Station Road | Cannock | WS12 4DH

Offers In The Region Of £200,000

 **Webbs**
estate agents

Summary

WEBBS ESTATE AGENTS are delighted to welcome to market Station Road in the delightful town of Hednesford, Cannock, this charming mid-terraced house offers a unique blend of historical character and modern comforts. With its traditional design, this property is not just a home, but a piece of history waiting to be cherished.

Upon entering, you are welcomed by an elegant hallway with solid oak flooring that leads into a spacious lounge, where an ornate original fireplace serves as a stunning focal point, creating a warm and inviting atmosphere. The lounge also showcases a stunning bay window with made to measure shutters. Adjacent to the lounge, the separate dining room is filled with natural light, making it an ideal space for family gatherings or entertaining friends.

The kitchen has been thoughtfully restored and features a traditional wood burner stove & mini range oven enhancing your culinary adventures while providing warmth throughout the home. For those requiring extra storage, the cellar offers a generous space that can be tailored to your needs.

On the first floor, you will discover two well-proportioned double bedrooms, one adorned with their own original fireplaces, adding a touch of elegance to these restful retreats. Additionally, there is a separate room that can serve as a study, perfect for those who work from home or need a quiet space for reading.

The bathroom is a true highlight, featuring a standalone roll-top bath, a Victorian toilet, and a shower, all designed to provide a luxurious experience.

Externally, the property boasts a delightful walled cottage garden, offering a private outdoor space to relax and enjoy the fresh air. This home is a true gem, combining historical charm with modern amenities, making it an ideal choice for anyone seeking a unique living experience in a picturesque location and been within walking distance of Cannock Chase and Hednesford hills.

Key Features

- ELEGANT 1900'S TRADITIONAL TERRACED
- THROUGH ENTRANCE HALLWAY
- STUNNING FIREPLACE IN MAIN RECEPTION ROOM
- CELLAR
- VICTORIAN STYLE BATHROOM
- MANY ORIGINAL FEATURES
- TWO GOOD SIZED RECEPTION ROOMS
- KITCHEN WITH MINI RANGE & WOOD BURNING STOVE
- TWO DOUBLE BEDROOMS & STUDY
- WALLED COTTAGE GARDEN

Rooms and Dimensions

ENTRANCE HALLWAY

29'2" x 5'3" (8.898 x 1.621)

LOUNGE

13'1" x 12'10" (3.995 x 3.929)

DINING ROOM

11'9" x 12'5" (3.603 x 3.803)

KITCHEN

10'2" x 12'9" (3.100 x 3.9023)

FIRST FLOOR LANDING

14'6" x 55'18'4" (4.430 x 1682)

MASTER BEDROOM

13'2" x 9'10".3047'10" (4.014 x 3..929)

BEDROOM TWO

12'0" x 10'6" (3.660 x 3.209)

STUDY

10'7" x 3'3" (3.243 x 1)

FAMILY BATHROOM

10'0" x 6'11" (3.050 x 2.129)

EXTERNALLY

FULLY ENCLOSED COTTAGE GARDEN

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 ₂) Rating	
Score	Band	Score	Band
105-120	A	10-15	A
81-105	B	16-20	B
62-81	C	21-25	C
43-62	D	26-30	D
24-43	E	31-35	E
5-24	F	36-40	F
1-5	G	41-45	G

Energy Efficiency Rating: 74 (Band C)
 Environmental Impact (CO₂) Rating: 58 (Band E)

England & Wales EU Directive 2002/91/EC
 England & Wales EU Directive 2002/91/EC