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**Abbey Street | Cannock | WS12 4BB**

**Asking Price £350,000**



## Summary

**\*\* FOUR/FIVE BEDROOMS \*\* INDIVIDUALLY DESIGNED AND BUILT \*\* TWO RECEPTION ROOMS \*\* CONSERVATORY \*\* GARAGE \*\* GOOD SIZED PARKING \*\***

WEBBS ESTATE AGENTS are delighted to welcome to market Abbey Street which sits just outside of the charming town of Hednesford, Cannock, this exceptional four/five-bedroom detached family home is a true gem. Individually designed and built, the property boasts a spacious through hallway that welcomes you into a good-sized lounge, complete with an ornate fireplace that adds a touch of elegance. The dining room provides an ideal setting for family meals, while the conservatory offers a delightful space to relax and enjoy the views of the well-established rear garden.

The kitchen is generously sized, perfect for culinary enthusiasts, and there is a convenient guest W.C. A notable feature of this home is the rear extension, which presents a versatile space that can be utilized as an office, additional bedroom, or gym, catering to your family's needs. There are also options to extend further, allowing you to tailor the property to your preferences.

On the first floor, you will find four generous bedrooms, ensuring ample space for family and guests. The master bedroom benefits from an en-suite, providing a private retreat. The family bathroom is well-appointed, serving the remaining bedrooms with ease.

The rear garden is a delightful haven, ideal for those with a green thumb, offering the perfect opportunity to grow your own plants and vegetables. Additionally, the property is conveniently located within walking distance to Cannock Chase and local amenities, making it an ideal choice for families seeking both tranquility and convenience.

This remarkable home combines space, style, and potential, making it a must-see for anyone looking to settle in this lovely area.

## Key Features

- Exceptional 4/5 bed detached home
- Spacious hallway
- Great sized kitchen, guest W.C
- Four generous first-floor bedrooms
- Well-established garden for growing
- Individually designed and built
- Dining room & Conservatory
- Versatile rear extension: office, bedroom, or gym
- Master bedroom with en-suite
- Walking distance to Cannock Chase

## Rooms and Dimensions

### ENTRANCE PORCH

### THROUGH HALLWAY

### GUEST W.C

### LOUNGE

19'3" x 10'11" ( 5.87m x 3.35m )

### DINING ROOM

10'5" x 9'6" ( 3.18m x 2.92m )

### BREAKFAST KITCHEN

15'7" x 13'1"b (4.75m x 3.99mb)

### UTILITY ROOM

5'8" x 4'11" (1.75m x 1.52m )

### CONSERVATORY

12'0" x 10'4" (3.66m x 3.15m )

### OFFICE /BEDROOM FIVE

15'8" x 8'11" (4.78m x 2.72m )

### FIRST FLOOR LANDING

### MASTER BEDROOM

12'4" x 11'10" ( 3.76m x 3.61m )

### EN-SUITE

7'1" x 5'6" (2.16m x 1.68m )

### BEDROOM TWO

8'2" x 13'4" (2.503 x 4.066)

### BEDROOM FOUR

10'4" x 8'1" (3.168 x 2.477)

### BEDROOM THREE

8'7" x 7'1" (2.64m x 2.16m )

### FAMILY BATHROOM

### EXTERNALLY

### GARAGE

16'4" x 8'0" (4.98m x 2.44m )

### STORE SHED

9'6" x 3'2" (2.90m x 0.99m )

### ENCLOSED REAR GARDEN

### AMPLE PARKING

### IDENTIFICATION CHECKS - C

### Agents Notes





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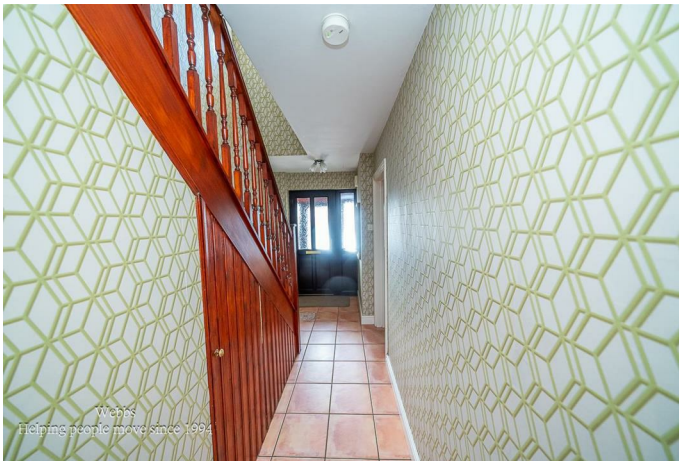
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GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82	82	G	G
Energy Efficiency Rating: 82 (Current), 82 (Potential) Energy Efficiency Rating Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact (CO <sub>2</sub> ) Rating: G (Current), G (Potential) Environmental Impact (CO <sub>2</sub> ) Rating Legend: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70)	
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