



**Bank Street | Heath Hayes, Cannock | WS12 2ER**

**£260,000**

**Webbs**  
estate agents



# Summary

DOUBLE FRONTED COTTAGE STYLE HOME | FOUR BEDROOMS | SPACIOUS LOUNGE DINER | KITCHEN DINER | STUDY/PLAYROOM | UTILITY & GUEST WC | FOUR-PIECE FAMILY BATHROOM | ENCLOSED REAR GARDEN | DRIVEWAY PARKING | POPULAR VILLAGE LOCATION | CHAIN FREE | VIEWING ESSENTIAL

Webbs Estate Agents are delighted to present this deceptively spacious and extended four-bedroom double fronted cottage-style home, ideally positioned within a sought-after village location and close to excellent local amenities. Internally, the property offers generous and versatile accommodation throughout. The welcoming entrance leads into a bright and spacious lounge diner featuring an attractive beamed ceiling, creating a warm and characterful living space. There is a well-appointed breakfast kitchen, a useful study/playroom perfect for home working or family living, along with a utility room and guest WC completing the ground floor.

To the first floor, there are four well-proportioned bedrooms and a modern four-piece family bathroom. Externally, the property boasts a large, mature and well-stocked enclosed rear garden with a patio seating area, ideal for relaxing or entertaining, plus gated side access. To the front, a driveway

# Key Features

- FOUR BEDROOM COTTAGE
- EXCELLENT SCHOOLS AND TRANSPORT LINKS
- LARGE REAR GARDEN
- STUDY/PLAY ROOM
- VIEWING ADVISED
- EXTENDED
- IDEAL FOR LOCAL SHOPS AND AMENITIES
- SPACIOUS LOUNGE DINER
- POPULAR LOCATION

# Rooms and Dimensions

## ENTRANCE PORCH

**LARGE LOUNGE DINER**  
24'6" x 12'0" (7.489 x 3.667 )

**BREAKFAST KITCHEN**  
13'11" x 11'0" (4.244 x 3.353 )

**STUDY/PLAY ROOM**  
9'10" x 6'3" (3.014 x 1.919 )

**UTILITY ROOM**  
6'3" x 4'7" (1.921 x 1.409 )

## GUEST WC

## LANDING

**BEDROOM ONE**  
23'2" x 9'11" (7.081 x 3.039 )

**BEDROOM TWO**  
10'4" x 9'0" (3.175 x 2.749 )

**BEDROOM THREE**  
13'10" x 5'10" (4.240 x 1.785 )

**BEDROOM FOUR**  
10'4" x 5'9" (3.150 x 1.753 )

**LARGE FAMILY BATHROOM**  
10'11" x 8'7" (3.340 x 2.624 )

## LARGE REAR GARDEN

## IDENTIFICATION CHECKS - C

## Premium Conveyancing (B)







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.

