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Brooke Road | Cannock | WS12 4HH  
Offers Over £300,000



## Summary

Webbs Estate Agents are delighted to present this three-bedroom detached bungalow, occupying a generous and private plot within a sought-after cul-de-sac on Brook Road, in a desirable area of Hednesford.

This well-maintained home offers spacious and versatile accommodation throughout, making it an ideal choice for those seeking comfortable single-storey living without compromising on space. Internally, the property briefly comprises an entrance porch leading into a wide and welcoming hallway, a spacious kitchen/breakfast room, and a bright, generously sized living room. To the rear, a conservatory provides an additional reception space, enjoying pleasant views over the garden. There are three well-proportioned bedrooms, including two excellent doubles and a larger-than-average third bedroom. A spacious family bathroom completes the accommodation, featuring a walk-in shower and offering scope for the installation of a bath if desired.

Externally, the bungalow sits on an impressive plot, benefiting from a high degree of privacy and a wraparound L-shaped garden. The outdoor space includes a paved sun terrace and a substantial lawned area. To the front, there is ample off-road parking for multiple vehicles, along with a large detached garage, which exceeds the size of a standard single and is fitted with an electric up-and-over

## Key Features

- DETACHED BUNGALOW
- CONSERVATORY
- DETACHED GARAGE AND DRIVEWAY
- SPACIOUS LOUNGE DINER
- CLOSE TO CANNOCK CHASE
- THREE BEDROOMS
- LARGE PLOT
- SOUGHT AFTER LOCATION
- BREAKFAST KITCHEN
- VIEWING ESSENTIAL

## Rooms and Dimensions

### ENTRANCE PORCH AND HALLWAY

### BREAKFAST KITCHEN

11'10" x 11'8" (3.63 x 3.58)

### SPACIOUS LOUNGE DINER

17'8" x 11'8" (5.41 x 3.58)

### CONSERVATORY

15'2" x 7'6" (4.64 x 2.31)

### BEDROOM ONE

11'10" x 11'10" (3.63 x 3.63)

### BEDROOM TWO

11'10" x 9'6" (3.63 x 2.91)

### BEDROOM THREE

9'6" x 7'1" (2.91 x 2.16)

### SHOWER ROOM

9'0" x 8'6" (2.75 x 2.61)

### DETACHED GARAGE AND DRIVEWAY

19'4" x 10'7" (5.91 x 3.25)

### FRONT SIDE AND REAR GARDENS

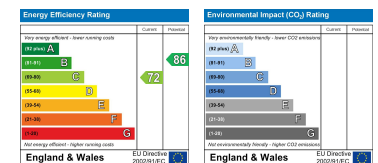
### IDENTIFICATION CHECKS - C







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.



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