



**Bluebell Close | Cannock | WS12 4AG**

**Offers Invited £120,000**



## Summary

**\*\* EXCEPTIONAL TWO BED APARTMENT \*\* PRIVATE ENTRANCE \*\* FIRST FLOOR \*\* ALLOCATED PARKING \*\* GENEROUS SIZED LOUNGE/DINER \*\* PANORAMIC VIEWS \*\* EXCELLENT COMMUTER LINKS \*\***  
WEBBS ESTATE AGENTS are delighted to welcome to market the charming Bluebell Close, Hednesford, Cannock, This exceptionally spacious upper maisonette offers a delightful living experience. Boasting two generous bedrooms, this first-floor apartment is perfect for individuals or small families seeking comfort and convenience. As you enter, you are welcomed by a great-sized open plan lounge diner, ideal for both relaxation and entertaining. The well-appointed kitchen complements the living space, providing a functional area for culinary pursuits. The family shower room is modern and practical, catering to all your daily needs. This property features a private entrance, ensuring a sense of independence and security. Additionally, there is allocated parking with a guest space, making it easy for residents and guests alike. The location is particularly advantageous, with excellent commuter links that facilitate easy travel to nearby areas. For those who enjoy the outdoors, the stunning Cannock Chase is within walking distance, offering picturesque landscapes and recreational opportunities. Furthermore, the charming market town of Hednesford is close by, providing a variety of shops, cafes, and local amenities. Close to local schools. With panoramic views that enhance the appeal of this home, this upper maisonette is a rare find in a desirable location. Whether you are looking to buy or rent, this property presents an excellent opportunity to enjoy a comfortable lifestyle in a vibrant community.

## Key Features

- SPACIOUS FIRST FLOOR APARTMENT
- OPEN PLAN LOUNGE/DINER
- CLOSE TO LOCAL SCHOOLS
- ALLOCATED PARKING & GUEST SPACE
- CLOSE TO HEDNESFORD MARKET TOWN
- GENEROUS BEDROOMS
- WELL EQUIPPED KITCHEN
- PRIVATE ENTRANCE
- WALK TO CANNOCK CHASE
- EXCELLENT COMMUTER LINKS

## Rooms and Dimensions

### ENTRANCE HALLWAY

### MASTER BEDROOM

8'4" x 10'7" (2.557 x 3.248)

### BEDROOM TWO

6'7" x 8'10" ( 2.013 x 2.709)

### SHOWER ROOM

5'9" x 8'1" (1.761 x 2.477)

### KITCHEN

10'3" x 9'8" (3.128 x 2.954)

### LOUNGE/DINER

13'0" x 15'6" (3.97 x 4.739)

### EXTERNALLY

### ALLOCATED PARKING & VISITOR PARKING

### 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 misstatement. 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Best energy efficiency - lower energy costs 100-120 kWh/m <sup>2</sup> /year 100-120 kWh/m <sup>2</sup> /year 120-135 kWh/m <sup>2</sup> /year 135-150 kWh/m <sup>2</sup> /year 150-165 kWh/m <sup>2</sup> /year 165-180 kWh/m <sup>2</sup> /year 180-200 kWh/m <sup>2</sup> /year 200+ kWh/m <sup>2</sup> /year		Best environmental impact - lower CO <sub>2</sub> emissions 100-120 g/m <sup>2</sup> /year 120-135 g/m <sup>2</sup> /year 135-150 g/m <sup>2</sup> /year 150-165 g/m <sup>2</sup> /year 165-180 g/m <sup>2</sup> /year 180-200 g/m <sup>2</sup> /year 200+ g/m <sup>2</sup> /year	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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